



East Street

Trallwn Pontypridd, CF37 4PL

£109,950

- NO ONWARD CHAIN
- EXCELLENT POTENTIAL
- SPACIOUS KITCHEN/DINER
- CLOSE TO TOWN CENTRE
- UPSTAIRS BATHROOM
- TWO BEDROOMS

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**** NO ONWARD CHAIN * INVESTMENT POTENTIAL * CLOSE TO TOWN CENTRE * TWO BEDROOMS * UPSTAIRS BATHROOM ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom property in the Trallwn area of Pontypridd. There is room for improvement in the property which offers excellent investment potential to a buyer. The property is conveniently located by being within close proximity to local schools, Pontypridd town centre and all of the amenities found therein as well as the A470 link road which can offer easy commuter access to Cardiff city centre. The ground floor accommodation comprises of an entrance hallway, lounge, and a roomy kitchen/diner. The first floor benefits from a landing area which offers access to a bathroom and two well proportioned bedrooms. Externally the property boasts a courtyard to the rear which can be accessed via a rear lane. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold
 Council Tax Band: A
 Gross Annual Council Tax Charge: £1416.75
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas via combi boiler
 Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
 Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Door to front, papered walls, textured ceiling, carpet flooring, door to lounge.

Lounge 19' 2" x 14' 6" (5.84m x 4.43m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to kitchen/diner.

Kitchen 10' 11" x 12' 5" (3.34m x 3.78m)

UPVC double glazed window and door to rear courtyard, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 10' 11" x 6' 4" (3.34m x 1.93m)

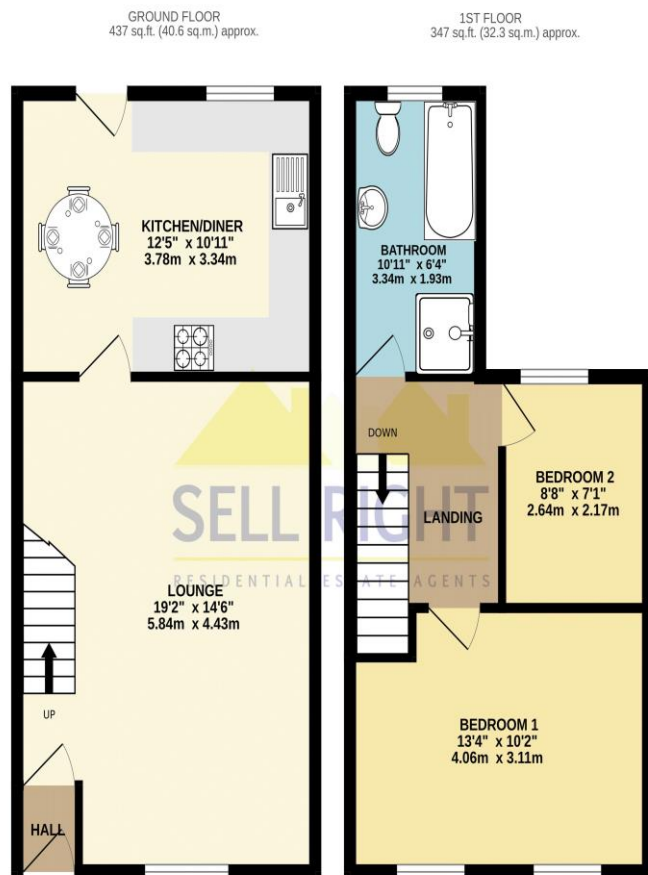
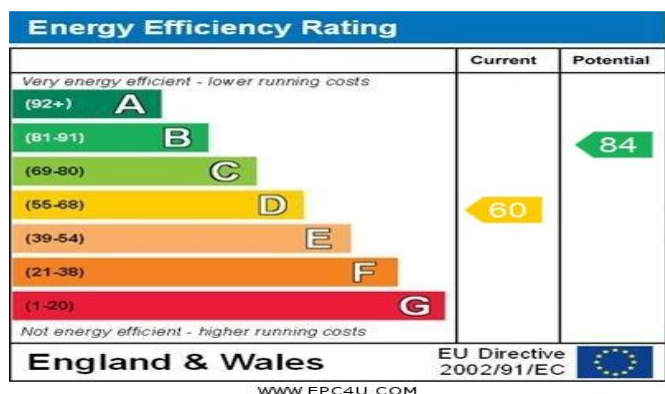
UPVC double glazed window to rear, plastered and tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath, shower cubicle.

Bedroom One 10' 2" x 13' 4" (3.11m x 4.06m)

UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 8' 8" x 7' 1" (2.64m x 2.17m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.