

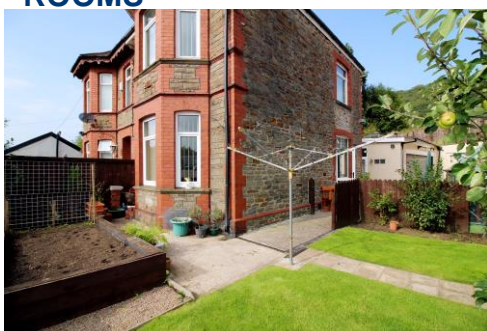


Cemetery Road
Pontypridd, CF37 4BD

£299,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- SUBSTANTIALLY SIZED GARAGE
- CHARACTER PROPERTY
- TWO RECEPTION ROOMS
- UNIQUE PROPERTY

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**** CHARACTER PROPERTY * THREE DOUBLE BEDROOMS * SEMI DETACHED * BAY FRONTED * EXCELLENT TRANSPORT LINKS * SUBSTANTIALLY SIZED GARAGE ****

Sell Right Estate Agents are proud to present to the market this substantially sized and unique three bedrooms semi detached property in the Glyntaf area of Pontypridd. The property is conveniently located by being within a short distance to Pontypridd town centre as well as the A470 link road providing excellent commuter access. This imposing property comprises of an entrance porch, hallway, substantially sized bay fronted lounge, sitting room, kitchen/breakfast room, rear lobby, downstairs W.C and a substantially sized integral garage. The first floor benefits from a roomy landing area which offers access to the shower room and three double bedrooms. Externally the property boasts off road parking for multiple vehicles as well as well manicured gardens which are tastefully decorated with a variety of plants. Please contact Sell Right Estate Agents to book your viewing on this charming home.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2597.38

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

UPVC double glazed door to front, textured walls and ceiling, carpet flooring, radiator, doors to lounge and sitting room, stairs to first floor landing.

Lounge 14' 9" x 13' 1" (4.50m x 3.98m)

UPVC double glazed bay window to front, papered walls and ceiling, carpet flooring, radiator.

Sitting Room 11' 10" x 13' 8" (3.60m x 4.16m)

UPVC double glazed window and door to side, papered walls, textured ceiling, carpet flooring, solid fuel burner, door to kitchen.

Kitchen 13' 5" x 11' 5" (4.08m x 3.48m)

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, door to under stairs storage, UPVC double glazed door to rear lobby which leads onto a downstairs W.C and substantially sized garage.

First Floor Landing

Textured walls and ceiling, carpet flooring, doors to shower room and three bedrooms.

Shower Room 5' 6" x 8' 4" (1.68m x 2.53m)

UPVC double glazed window to side, textured, pvc panelled and tiled walls, textured ceiling, carpet flooring, W.C, wash hand basin, walk in shower cubicle.

Bedroom One 14' 9" x 17' 5" (4.50m x 5.32m)

UPVC double glazed windows to front, papered walls and ceiling, carpet flooring, radiators.

Bedroom Two 11' 9" x 11' 1" (3.58m x 3.39m)

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, radiators.

Bedroom Three 7' 6" x 11' 7" (2.28m x 3.52m)

UPVC double glazed window to rear, papered walls, textured ceiling, laminate flooring, radiator.

DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.