



Heol Gruffydd

Rhydyfelin Pontypridd, CF37 5PX

£103,000

- NO ONWARD CHAIN
- ONE BEDROOM
- GROUND FLOOR FLAT
- MODERN DECOR
- OPEN PLAN LIVING
- BALCONY

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**** NO ONWARD CHAIN * ONE BEDROOM * GROUND FLOOR FLAT * MODERN DECOR * OFF ROAD PARKING SPACE**

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Sell Right Estate Agents are proud to present to the market this modern one bedroom ground floor flat in the popular College Green development of Rhydyfelin. The property's convenient location lends itself to superb transport links via the A470, bus links and train station. The ground floor accommodation comprises of an entrance hallway, kitchen, spacious lounge with sliding doors to balcony, bathroom and double bedroom. Externally the property benefits from an off road parking space to the front aspect. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Leasehold
Lease term remaining: 114 years
Ground rent: £200 per year
Service charges: £1400 per year
Council Tax Band: B
Annual Gross Council Tax Charge: £1652.88
Water - Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Electric heaters

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>

Hallway

Door to communal hallway, plastered walls and ceiling, vinyl flooring, electric heater, doors to bathroom, bedroom, lounge and fitted storage cupboard.

Lounge 11' 9" x 9' 11" (3.58m x 3.01m)

UPVC double glazed sliding doors to balcony, plastered walls and ceiling, carpet flooring, electric heater, opening to kitchen.

Kitchen 6' 4" x 9' 11" (1.93m x 3.01m)

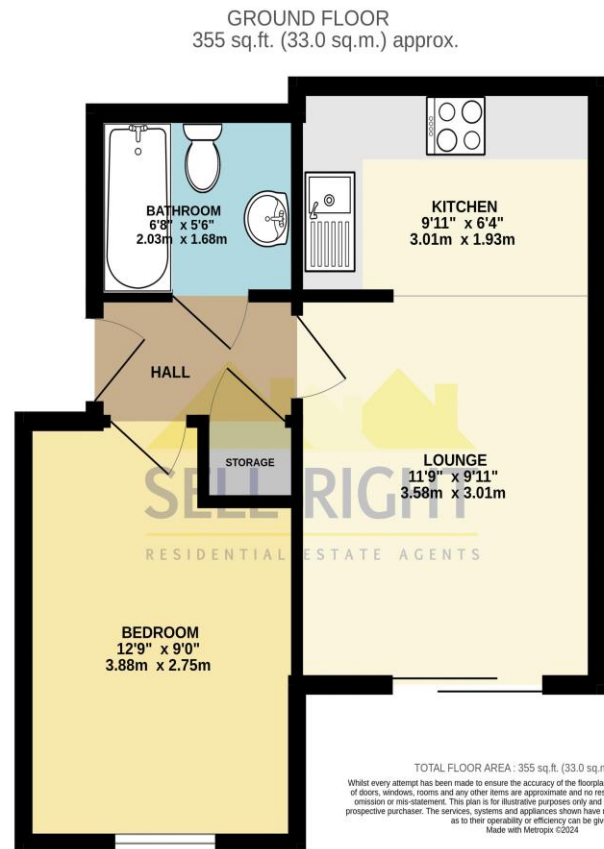
Plastered walls and ceiling, vinyl flooring, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated appliances include fridge/freezer, washing machine, oven and hob with over head extractor fan.

Bathroom 5' 6" x 6' 8" (1.68m x 2.03m)

Plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, panelled bath with over head shower.

Bedroom 12' 9" x 9' 0" (3.88m x 2.75m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, electric heater.



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.