



## Brookfield Estate

Ynysybwl Pontypridd, CF37 3HD

**£195,000**

- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- AMPLE GARDEN SPACE
- DOUBLE GARAGE TO REAR
- SPACIOUS LOUNGE
- WELL MAINTAINED

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**\*\* DOUBLE GARAGE TO REAR \* THREE DOUBLE BEDROOMS \* MODERN KITCHEN \* CONTEMPORARY BATHROOM \* SPACIOUS LOUNGE \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached bungalow in a quiet cul-de-sac location of Ynysybwll. Internally the property comprises of a roomy entrance hallway, spacious lounge with sliding doors to the front garden, dining room, contemporary kitchen with centre island, bathroom and three double bedrooms. Externally the property boasts ample and well maintained garden space to the front and rear with the rear boasting a double garage. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1869.32

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

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 window and door to front, papered walls and ceiling, wood flooring, radiator, doors to three bedrooms, bathroom, dining room and fitted storage.

**Dining Room 11' 4" x 9' 10" (3.45m x 3.00m)**

Papered walls and ceiling, wood flooring, radiator, opening to lounge, door to kitchen.

**Lounge 15' 11" x 10' 11" (4.85m x 3.34m)**

UPVC double glazed sliding doors to front, papered walls and ceiling, wood flooring, radiator.

**Kitchen 11' 4" x 12' 0" (3.45m x 3.65m)**

UPVC double glazed windows to side and rear, UPVC double glazed door to porch, plastered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate work tops and laminate splash backs, centre island, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan.

**Bathroom 5' 5" x 6' 4" (1.66m x 1.93m)**

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

**Bedroom One 12' 8" x 9' 6" (3.87m x 2.90m)**

UPVC double glazed window to front, papered and plastered walls, papered ceiling, parquet flooring, radiator.

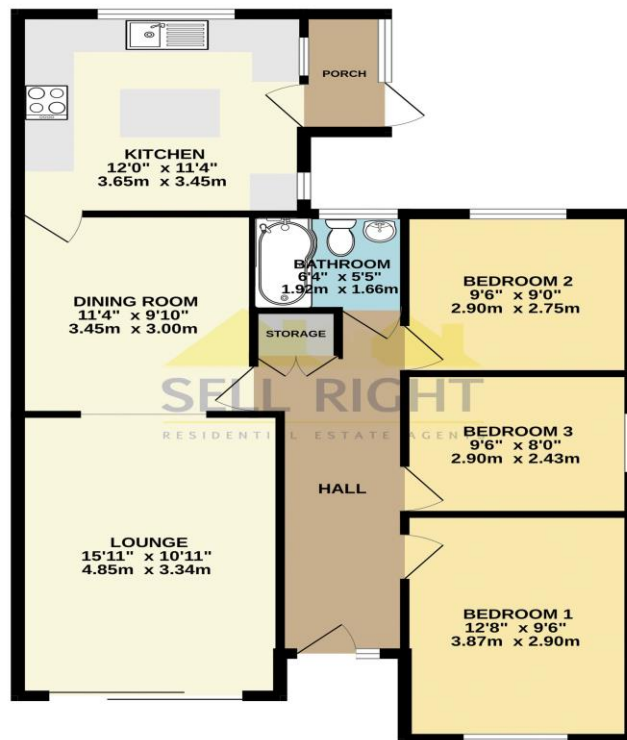
**Bedroom Two 9' 0" x 9' 6" (2.75m x 2.90m)**

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

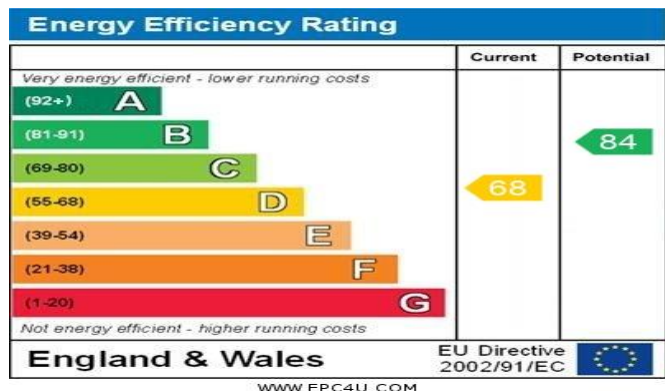
**Bedroom Three 8' 0" x 9' 6" (2.43m x 2.90m)**

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

GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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.