



Tower Street

Treforest Pontypridd, CF37 1NR

£133,000

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- CONTEMPORARY BATHROOM
- NO ONWARD CHAIN
- GARDEN TO REAR
- EXCELLENT TRANSPORT LINKS

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**** NO ONWARD CHAIN * THREE BEDROOMS * AMPLE GARDEN SPACE * COMBI BOILER * MODERN BATHROOM * THREE RECEPTION ROOMS ****

Sell Right Estate Agents are proud to present to the market this substantially sized and versatile three bedroom terraced property in the Treforest area of Pontypridd. This sizeable property is set on three floors and is able to boast three bedrooms, three reception rooms as well as spacious kitchen on the lower ground floor. The property is well placed by being within close proximity to all local amenities and transport links via Treforest train station and the A470 link road. The lower ground floor accommodation boasts a modern bathroom, kitchen and dining room. The upper ground floor comprises of an entrance hallway, shower room, lounge and an extra reception room. The first floor benefits from a landing area offering access to three well proportioned bedrooms. Externally the property showcases ample garden space to the rear which also benefits from lovely valley-side views. Please contact Sell Right Estate Agents to book your viewing on this property.

Tenure: Freehold

Council Tax Band: B

Annual Gross Council Tax Charge: £1652.88

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, plastered walls and ceiling, vinyl flooring, radiator, stairs to first floor landing and to lower ground floor, doors to lounge, shower room and sitting room.

Lounge 10' 5" x 13' 0" (3.17m x 3.95m)

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

Shower Room 2' 8" x 10' 6" (0.81m x 3.21m)

Plastered walls and ceiling, laminate flooring, shower cubicle.

Sitting Room 8' 11" x 10' 6" (2.73m x 3.21m)

UPVC double glazed window to rear, plastered walls and ceiling, radiator.

Bathroom 9' 4" x 5' 8" (2.85m x 1.72m)

Plastered and pvc panelled walls, laminate flooring, chrome towel rail radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Dining Room 12' 0" x 13' 9" (3.67m x 4.19m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 9' 4" x 9' 4" (2.85m x 2.85m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, door to fitted storage and three bedrooms.

Bedroom One 10' 6" x 10' 6" (3.19m x 3.21m)

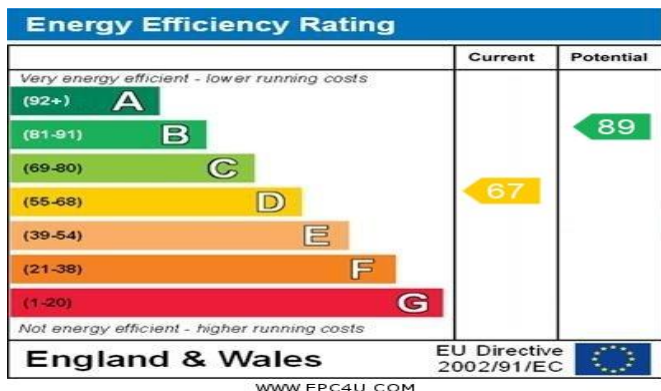
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 12' 0" x 10' 6" (3.67m x 3.21m)

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

Bedroom Three 9' 0" x 8' 10" (2.75m x 2.70m)

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



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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.