



Danygraig Street

Graig Pontypridd, CF37 1NA

£99,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO TOWN CENTRE
- EXCELLENT TRANSPORT LINKS
- INVESTMENT POTENTIAL
- COMBI BOILER

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**** NO ONWARD CHAIN * THREE BEDROOMS * COMBI BOILER * SPACIOUS LOUNGE ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom property in the Graig area of Pontypridd. The property is well placed by being within close proximity to all the amenities and transport links that Pontypridd has to offer. The ground floor accommodation comprises of an entrance hallway, lounge/diner, kitchen and bathroom. The first floor benefits from a landing area offering access to the three bedrooms. Externally, the property boasts courtyard to the rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual 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, papered walls and ceiling, carpet flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 20' 10" x 10' 7" (6.36m x 3.22m)

UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator, opening to kitchen, door to lobby leading to bathroom.

Kitchen 9' 7" x 7' 10" (2.93m x 2.39m)

UPVC double glazed window and door to rear garden, papered and tiled walls, papered ceiling, vinyl flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap.

Bathroom 7' 10" x 4' 9" (2.38m x 1.46m)

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

First Floor Landing

UPVC double glazed window to rear, papered walls and ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 12' 2" x 8' 4" (3.71m x 2.54m)

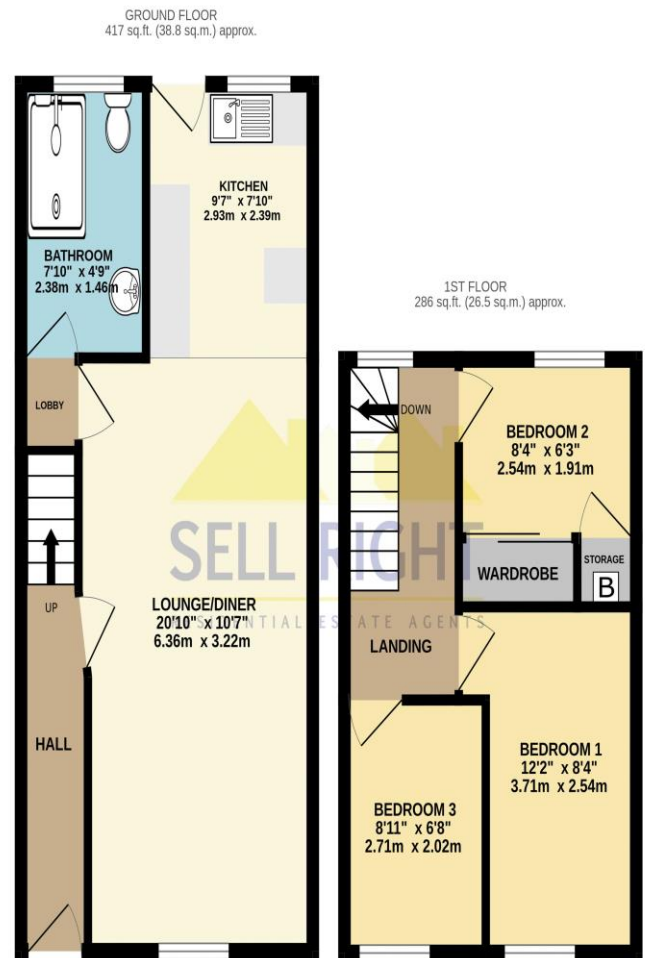
UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator.

Bedroom Two 6' 3" x 8' 4" (1.91m x 2.54m)

UPVC double glazed window to rear, papered walls and ceiling, carpet flooring, doors to fitted wardrobes and cupboard housing combi boiler.

Bedroom Three 8' 11" x 6' 8" (2.71m x 2.02m)

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



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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.