



Castle Street

Treforest Pontypridd, CF37 1TA

£79,950

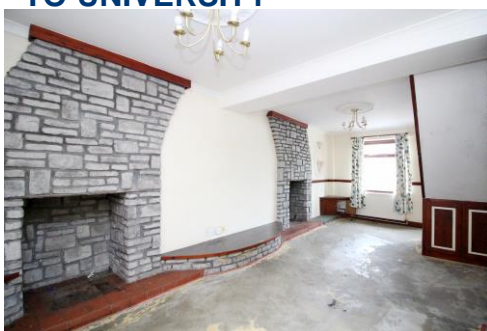
- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS
- WALKING DISTANCE TO UNIVERSITY
- TWO BEDROOMS
- NEAR AMENITIES
- SPACIOUS LOUNGE

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**** COMBI BOILER * TWO BEDROOMS * NO ONWARD CHAIN * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this two bedroom terrace property in Treforest. The property is well placed by being within close proximity to local transport links via Treforest Train Station and the A470 link road. The ground floor accommodation comprises of a lounge, kitchen and shower room. The first floor boasts a spacious landing area offering access to two well proportioned bedrooms. Please contact Sell Right Estate Agents to book your viewing.

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>

Lounge 21' 6" x 10' 1" (6.55m x 3.07m)

Window and door to front, plastered walls and ceiling, radiators, door to kitchen, stairs to first floor landing.

Kitchen 11' 0" x 6' 10" (3.36m x 2.08m)

Door to rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit, combi boiler, door to shower room.

Shower Room 7' 8" x 5' 11" (2.34m x 1.80m)

Window to side, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, shower cubicle.

First Floor Landing

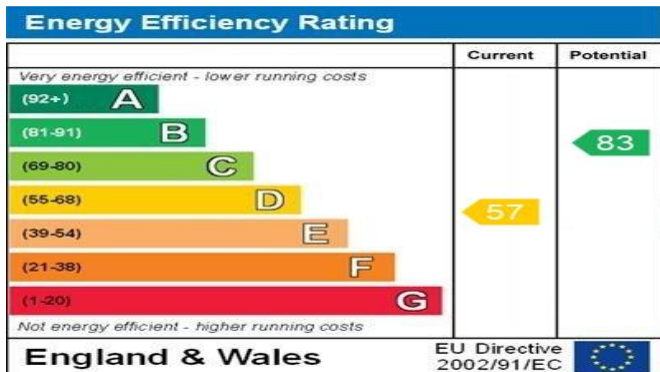
Plastered walls and ceiling, loft access, doors to two bedrooms.

Bedroom One 11' 4" x 10' 4" (3.45m x 3.14m)

Window to front, plastered walls and ceiling, radiator.

Bedroom Two 7' 4" x 10' 4" (2.24m x 3.14m)

Window to rear, plastered walls and ceiling, radiator.



TOTAL FLOOR AREA: 540 sq.ft. (50.1 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.