





Mary Street

Cilfynydd Pontypridd, CF37 4ES

£89,950

• NO ONWRAD CHAIN

• TWO BEDROOMS

• ON STREET PARKING

• **UPSTIARS BATHROOM**

• SPACIOUS LOUNGE/DINER

• AMPLE GARDEN SPACE

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** NO ONWARD CHAIN * TWO BEDROOMS * ON STREET PARKING * UPVC DOUBLE GLAZED THROUGHOUT * WALKING DISTANCE TO SCHOOLS AND LOCAL AMENITIES **

Sell Right Estate Agents are pleased to present to the market this two bedroom terraced property in the Cilfynydd area of Pontypridd. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation boasts an entrance hallway, spacious lounge/diner and kitchen. The first floor comprises of a landing area offering access to two well proportioned bedrooms and a bathroom. Externally the property boasts ample garden space to the rear with lovely valley-side views. Please contact Sell Right Estate Agents to book a viewina.

> 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

Hallway

UPVC double glazed door to front, textured walls and ceiling, laminate flooring, door to lounge/diner.

Lounge/Diner 20' 11" x 15' 8" (6.37m x 4.78m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, laminate flooring, radiators, door to kitchen, stairs to first floor landing.

Kitchen 12' 0" x 9' 2" (3.67m x 2.80m)

UPVC double glazed window and door to rear, textured walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC double glazed window to rear, textured walls and ceiling, doors to bathroom and two bedrooms.

Bathroom 7' 3" x 9' 5" (2.22m x 2.86m)

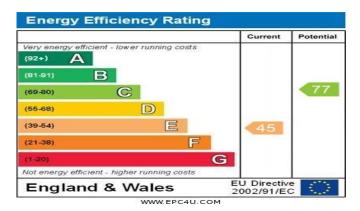
UPVC double glazed window to rear, textured and tiled walls, textured ceiling, laminate flooring, radiator, W.C. wash hand basin, panelled bath, doors to fitted storage.

Bedroom One 13' 1" x 9' 5" (4.00m x 2.86m)

UPVC double glazed window to front, papered walls, textured ceiling, radiator.

Bedroom Two 9' 9" x 6' 4" (2.96m x 1.92m)

UPVC double glazed window to front, papered walls, textured ceiling, radiator.



438 sq.ft. (40.7 sq.m.) approx. KITCHEN 12'0" x 9'2' 3.67m x 2.80m 1ST FLOOR 328 sq.ft. (30.4 sq.m.) approx. BATHROOM 286m x 2.22m RESIDENTIAL LANDING LOUNGE/DINER 20'11" x 15'8" 6.37m x 4.78m BEDROOM 1 13'1" x 9'5" 4.00m x 2.86m BEDROOM 2 2.96m x 1.92m TOTAL FLOOR AREA: 766 sq.ft. (71.1 sq.m.) approx.

GROUND FLOOR

Whits every attempt has been made to ensure the accuracy of the floorpain contained here, measurer of doors, visiones, norms and any other letters are approximate and no negocrability is taken for any emission or mis-statement. This plan is for illustrative purposes only and should be used as such by supposed purchase. The services, systems and applicaces shown have not been tested and no quar-as to their operatility or efficiency can be given. Made with theretois COZOL

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

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