



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 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>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 766 sq.ft. (71.1 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.