



## Wood Road

Treforest Pontypridd, CF37 1RQ

**£145,000**

- NO ONWRAD CHAIN
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- MODERN KITCHEN
- COMBI BOILER
- ON STREET PARKING

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**\*\* CONTEMPORARY KITCHEN \* COMBI BOILER \* WELL PRESENTED \* CLOSE TO AMENITIES \* EXCELLENT TRANSPORT LINKS \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom bay fronted property in the Treforest area of Pontypridd. The property's location is within close proximity to local amenities and transport links such as Treforest train station and the A470 link road. The ground floor accommodation comprises of an entrance hallway, lounge, sitting room, utility room and a modern kitchen. The first floor boasts a landing area which offers access to the three well proportioned bedrooms and a spacious bathroom. Externally the property benefits from garden space to the rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold  
 Council Tax Band: C  
 Gross Annual Council Tax Charge: £1889.00  
 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, doors to lounge and sitting room, stairs to first floor landing.

**Lounge 11' 6" x 14' 6" (3.50m x 4.43m)**

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

**Sitting Room 11' 1" x 15' 5" (3.38m x 4.69m)**

Window to utility room, papered and textured walls, textured ceiling, carpet flooring, radiator, doors to under stairs storage and kitchen.

**Kitchen 10' 6" x 8' 10" (3.21m x 2.69m)**

UPVC double glazed windows and door to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood.

**Utility Room**

Windows and door to rear garden.

**First Floor Landing**

Textured walls and ceiling, carpet flooring, loft access, doors to bathroom and three bedrooms.

**Bathroom 12' 11" x 8' 11" (3.93m x 2.71m)**

UPVC double glazed window to side, tiled, plastered and pvc panelled walls, wood panelled ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath, shower cubicle.

**Bedroom One 12' 4" x 11' 11" (3.76m x 3.62m)**

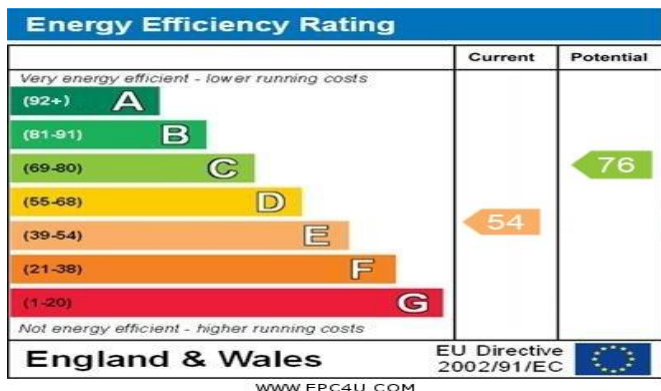
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

**Bedroom Two 10' 3" x 11' 10" (3.13m x 3.61m)**

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

**Bedroom Three 9' 1" x 7' 11" (2.76m x 2.42m)**

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



**DISCLAIMER**

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 responsibility on the part of Sell Right or the vendors.

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.