



King Street

Treorest Pontypridd, CF37 1RP

£125,000

- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS
- ON STREET PARKING
- THREE BEDROOMS
- UPSTAIRS SHOWER ROOM
- CLOSE TO AMENITIES

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**** NO ONWARD CHAIN * MODERN UPSTAIRS BATHROOM * CONTEMPORARY KITCHEN * THREE DOUBLE BEDROOMS * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom mid terrace property in Treforest. The property is well placed by being within close proximity to local transport links via Treforest Train Station. The ground floor accommodation comprises of an entrance hallway, lounge, sitting room, kitchen, rear lobby, downstairs shower room and downstairs W.C. The first floor boasts a spacious landing area offering access to the three double bedrooms and modern upstairs shower room. Externally the property benefits from an enclosed and low maintenance garden 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

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, plastered walls and ceiling, laminate flooring, radiator, doors to lounge and sitting room, stairs to first floor landing.

Sitting Room 8' 4" x 11' 7" (2.53m x 3.52m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Lounge 10' 2" x 14' 4" (3.11m x 4.36m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 9' 7" x 7' 11" (2.93m x 2.41m)

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

Lobby

PVC panelled walls, plastered ceiling, vinyl flooring, doors to downstairs shower room and rear lobby.

Downstairs Shower Room 4' 2" x 3' 7" (1.26m x 1.08m)

PVC panelled walls and ceiling, tiled flooring, shower cubicle.

Rear Lobby

UPVC double glazed door to rear, plastered walls and ceiling, tiled flooring, door to downstairs W.C.

Downstairs W.C 3' 1" x 4' 8" (0.93m x 1.42m)

UPVC double glazed window to side, PVC panelled walls, textured ceiling, tiled flooring, W.C.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to upstairs shower room and three bedrooms.

Upstairs Shower Room 6' 9" x 5' 8" (2.06m x 1.72m)

UPVC double glazed window to front, PVC panelled walls and ceiling, vinyl flooring, W.C, wash hand basin, shower cubicle.

Bedroom One 11' 11" x 8' 0" (3.62m x 2.43m)

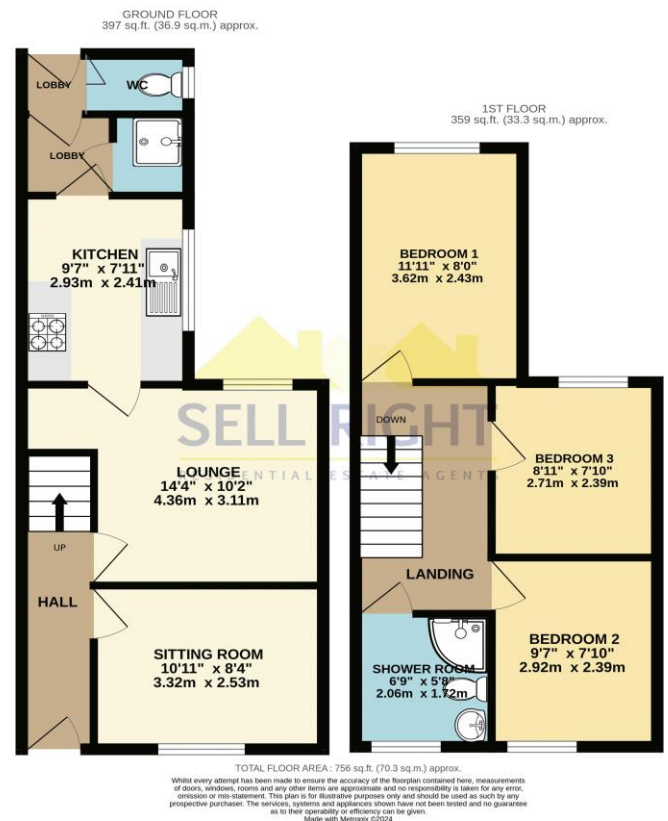
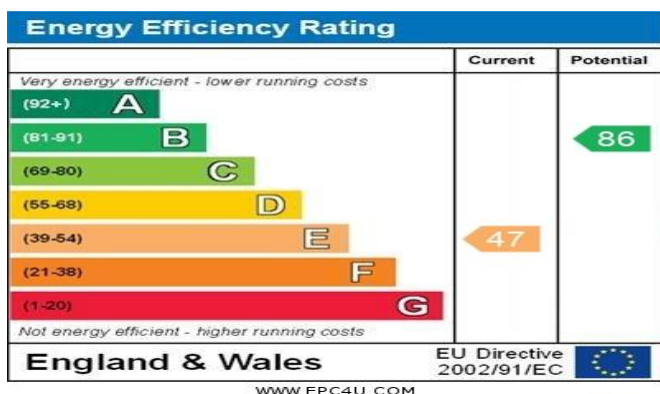
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Two 9' 7" x 7' 10" (2.92m x 2.39m)

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

Bedroom Three 8' 11" x 7' 10" (2.71m x 2.39m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate 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.