



Graig-Yr-Helfa Road

Pontypridd, CF37 4AR

£159,950

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- ON STREET PARKING
- EXCELLENT TRANSPORT LINKS
- CONTEMPORARY KITCHEN

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * CONTEMPORARY KITCHEN * RECENTLY FITTED COMBI BOILER ****

Sell Right Estate Agents are pleased to bring to the market this two bedroom semi detached property in the Glyntaff area of Pontypridd. The property's convenient location lends itself to easy access to the A470 link road, local amenities, and public transport links. The ground floor accommodation comprises of an entrance porch, lounge, kitchen/diner and rear porch. The first floor boasts a landing which offers access to the modern bathroom and two double bedrooms. Externally the property benefits from low maintenance gardens to the front and rear.

Please contact Sell Right Estate Agents to book your viewing on this lovely home.

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 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>

Porch

UPVC double glazed windows to side, double glazed composite door to front, plastered walls and ceiling, vinyl flooring, radiator, door to lounge.

Lounge 10' 7" x 17' 5" (3.23m x 5.31m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, stairs to first floor landing, door to kitchen/diner.

Kitchen/Diner 8' 3" x 17' 5" (2.51m x 5.31m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob, wall mounted combi boiler, door to rear porch.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, doors to bathroom, two double bedrooms and storage cupboard.

Bathroom 5' 7" x 9' 8" (1.69m x 2.94m)

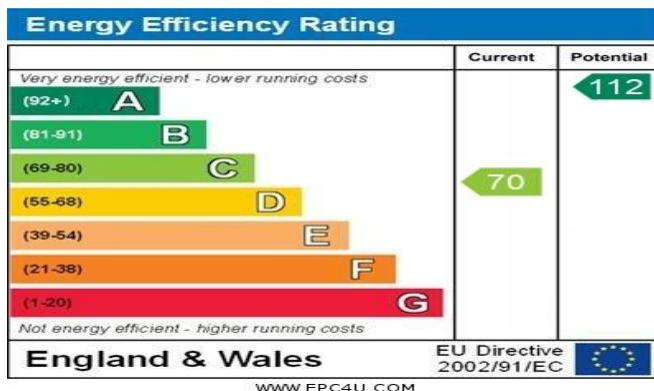
UPVC double glazed window to rear, papered and tiled walls, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 9' 1" x 14' 3" (2.77m x 4.34m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 8' 10" x 10' 3" (2.69m x 3.13m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, opening to fitted wardrobe space.



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.

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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