



Woodfield Terrace

Trehafod Pontypridd, CF37 2NR

£370,000

- NO ONWARD CHAIN
- OFF ROAD PARKING
- DETACHED GARAGE
- THREE BEDROOMS
- CORNER PLOT
- DETACHED BUNGALOW

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**** UNIQUE PROPERTY * NO ONWARD CHAIN * THREE BEDROOMS * DETACHED BUNGALOW * STUNNING VIEWS * CORNER PLOT * DETACHED GARAGE * OFF ROAD PARKING ****

Sell Right Estate Agents are proud to present to the market this original build, three bedroom detached bungalow in the Trehafod area of Pontypridd. Owing to its elevated position, the property able to boast beautiful valley-side views as well as of the Rhondda Heritage Park, which serves as a reminder of the local area's proud industrial past. The property's location is well connected by being sandwiched between the towns of Porth and Pontypridd and the array of amenities that can be found therein. For those who commute, you'll be pleased to find that Trehafod is served by a train station as well as a number of bus services. The accommodation comprises of an entrance porch, conservatory, inner hallway, main hallway, substantially sized lounge, contemporary and neutrally decorated kitchen, handy utility room, four piece bathroom suite with a walk in shower as well as three double bedrooms. Thanks to its corner plot, the property is able to boast substantial grounds to the front, side and rear which have been tastefully decorated with a number of trees. The property is also able to showcase off road parking via a driveway as well as access to a roomy detached garage. Please contact Sell Right Estate Agents to book your viewing on this unique bungalow.

- Tenure: Freehold
Council Tax Band: D
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>

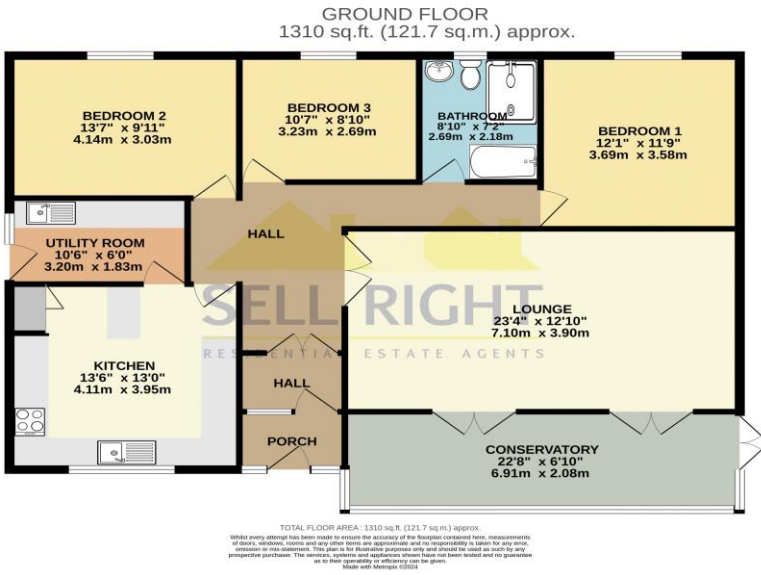
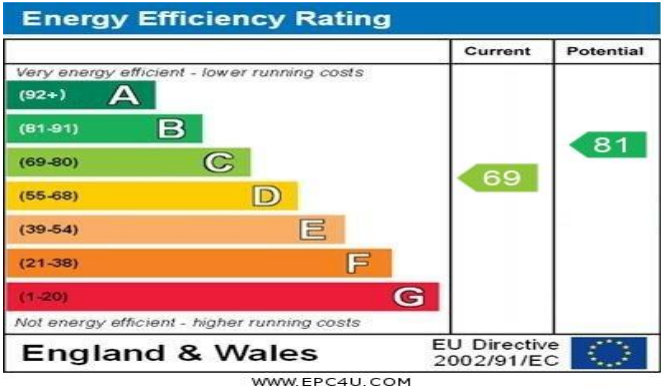
- Porch**
UPVC double glazed window and door to front, carpet flooring, opening to conservatory, door to inner hallway.
- Conservatory** 6' 10" x 22' 8" (2.08m x 6.91m)
UPVC double glazed windows and patio doors to front.
- Inner Hallway**
Plastered walls, textured ceiling, carpet flooring, radiator, double doors to main hallway.

- Main Hallway**
Plastered walls, textured ceiling, carpet flooring, radiator, doors to lounge, kitchen, bathroom and three bedrooms.

- Kitchen** 13' 0" x 13' 6" (3.95m x 4.11m)
UPVC double glazed window to front, plastered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated double oven and hob with over head extractor fan, doors to fitted storage, door to utility room.

- Utility Room** 6' 0" x 10' 6" (1.83m x 3.20m)
UPVC double glazed window and door to side, papered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit, space for washing machine.

- Lounge** 12' 10" x 23' 4" (3.90m x 7.10m)
UPVC double glazed double doors to conservatory, papered and plastered walls, textured ceiling, laminate flooring, radiator, log burner.
- Bathroom** 8' 10" x 7' 2" (2.69m x 2.18m)
UPVC double glazed window to rear, tiled walls and flooring, textured ceiling, chrome towel rail radiator, W.C, wash hand basin, walk in shower cubicle, panelled bath.
- Bedroom One** 12' 1" x 11' 9" (3.69m x 3.58m)
UPVC double glazed window to rear, plastered and papered walls, textured ceiling, carpet flooring, radiator.
- Bedroom Two** 9' 11" x 13' 7" (3.03m x 4.13m)
UPVC double glazed window to rear, plastered and papered walls, textured ceiling, laminate flooring, radiator.
- Bedroom Three** 8' 10" x 10' 7" (2.69m x 3.23m)
UPVC double glazed window to rear, plastered and papered walls, textured 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.