



Lanwood Road

Graigwen Pontypridd, CF37 2EP

£285,000

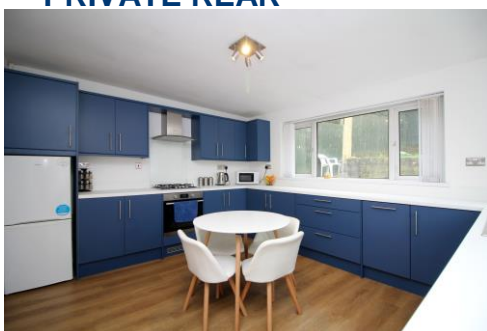
- THREE DOUBLE BEDROOMS
- SEMI DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- DESIRED LOCATION
- PRIVATE REAR

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**** THREE DOUBLE BEDROOMS * EXTENDED * MODERN KITCHEN/BREAKFAST ROOM * PRIVATE REAR GARDEN * NEUTRALLY DECORATED * STONE OUTBUILDING TO REAR * OFF ROAD PARKING ****

Sell Right Estate Agents are proud to present to the market this spacious and extended three bedroom semi detached bungalow in the ever popular Graigwen area of Pontypridd. The property is set on a substantial plot as well as being able to boast superb views due to its elevated position as well as access to beautiful woodland walks. The ground floor accommodation comprises of an entrance hallway, spacious lounge, dining room, modern kitchen/breakfast room, bathroom and two bedrooms. The first floor boasts a landing area offering access to another double bedroom and built in storage. Externally the property benefits from substantial gardens to front and rear as well as off road parking via a driveway. Please contact Sell Right Estate Estate Agents to book your viewing on this lovely property.

- Tenure: Freehold
Council Tax Band: D
Annual Gross Council Tax Charge: £2125.13
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 window and door to front, plastered walls, textured ceiling, wood flooring, radiator, doors to lounge, bathroom, two bedrooms and fitted storage, stairs to first floor landing.

Lounge 15' 5" x 11' 3" (4.69m x 3.44m)

UPVC double glazed sliding doors to front, plastered walls, textured ceiling, wood flooring, radiator, opening to dining room.

Dining Room 11' 2" x 11' 3" (3.40m x 3.44m)

Plastered walls, textured ceiling, wood flooring, radiator, doors to kitchen.

Kitchen 11' 10" x 13' 8" (3.61m x 4.17m)

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

Bathroom 6' 1" x 7' 7" (1.86m x 2.30m)

UPVC double glazed window to side, tiled walls and flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 7' 11" x 13' 10" (2.42m x 4.22m)

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

Bedroom Three 10' 8" x 7' 7" (3.26m x 2.30m)

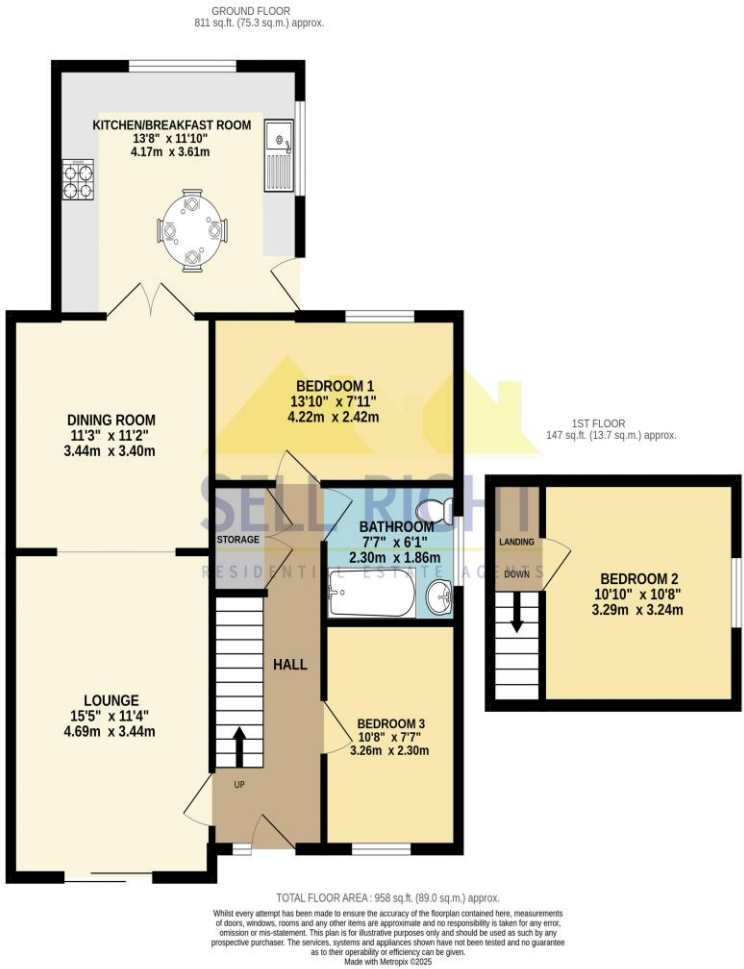
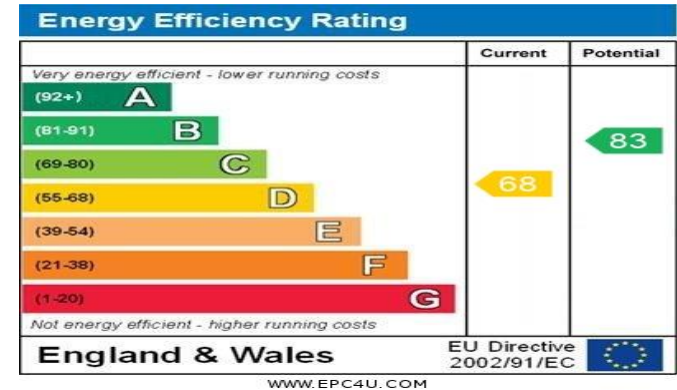
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bedroom two and built in storage.

Bedroom Two 10' 8" x 10' 10" (3.24m x 3.29m)

UPVC double glazed window to side, plastered and papered walls, textured 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.