



Ymyl Yr Afon

Hawthorn Pontypridd, CF37 5AZ

£282,950

- FOUR BEDROOMS
- OFF ROAD PARKING
- KITCHEN/DINER
- SPACIOUS LOUNGE
- EXCELLENT TRANSPORT LINKS
- EN-SUITE TO BEDROOM ONE

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**** FOUR BEDROOMS * EN-SUITE TO MASTER * SPACIOUS LOUNGE * KITCHEN/DINER * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this well presented, modern build, four bedroom semi detached town house set in a desired estate of Hawthorn. The A470 link road is easily accessible from the property and provides quick access to Cardiff to the south and Merthyr Tydfil to the north. The ground floor accommodation comprises of an entrance hallway, modern kitchen/diner, downstairs W.C and a light and airy lounge. The first floor benefits from a landing area offering access to a family bathroom and three bedrooms. The second floor houses another landing area and an impressive master suite and an amply sized en-suite shower room. Please contact Sell Right Estate Agents to book you viewing on this lovely property.

- Tenure: Freehold
- Council Tax Band: E
- Annual Gross Council Tax Charge: £2597.38
- 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, plastered walls and ceiling, vinyl flooring, radiator, vinyl flooring, doors to downstairs W.C, kitchen/diner, lounge and under stairs storage, stairs to first floor landing.

Downstairs W.C

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, radiator, W.C, wash hand basin.

Kitchen/Diner 15' 3" x 9' 7" (4.65m x 2.92m)

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated dishwasher, oven and gas hob with over head extractor hood.

Lounge 10' 2" x 16' 6" (3.11m x 5.02m)

UPVC double glazed window and patio doors to rear garden, plastered walls and papered walls, plastered ceiling, laminate flooring, radiator.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms, stairs to second floor landing.

Bathroom 5' 7" x 6' 8" (1.70m x 2.03m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom Two 13' 5" x 9' 7" (4.09m x 2.92m)

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

Bedroom Three 12' 0" x 9' 7" (3.67m x 2.92m)

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

Bedroom Four 10' 3" x 6' 8" (3.12m x 2.03m)

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

Second Floor Landing

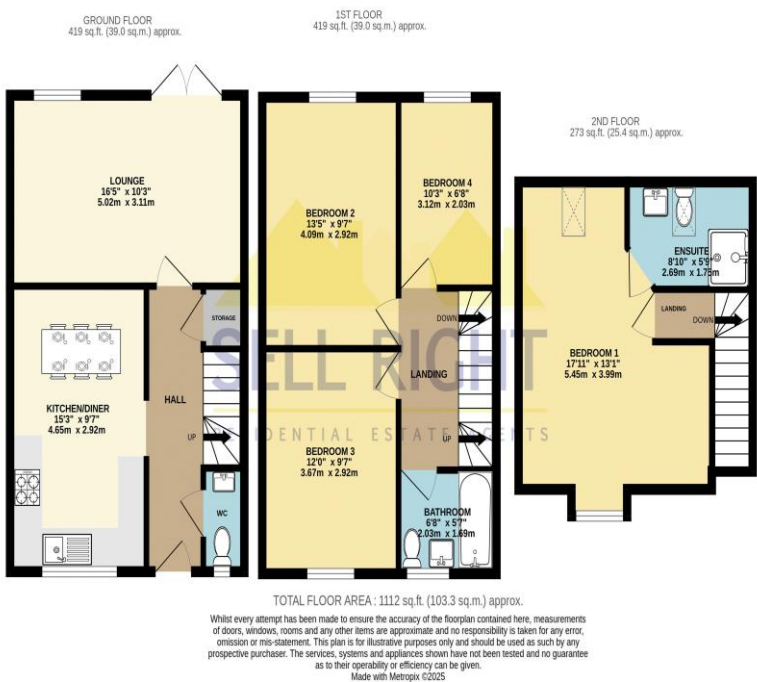
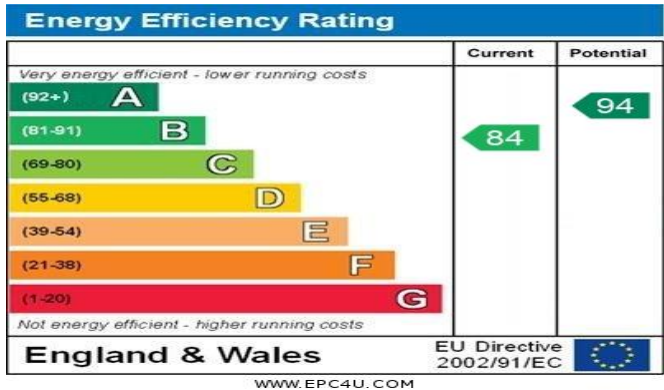
Plastered walls and ceiling, carpet flooring, door to bedroom one.

Bedroom One 17' 11" x 13' 1" (5.45m x 3.99m)

UPVC double glazed window to front, Velux window to rear, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

En-suite 5' 9" x 8' 10" (1.75m x 2.69m)

Velux window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, shower cubicle.



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.