



Llantwit Road

Treforest Pontypridd, CF37 1TY

£279,950

- THREE BEDROOMS
- SUBSTANTIALLY SIZED PLOT
- OFF ROAD PARKING
- DETACHED GARAGE
- MODERN KITCHEN
- CONTEMPORARY BATHROOM

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**** SUBSTANTIALLY SIZED PLOT * DETACHED GARAGE * OFF ROAD PARKING * THREE BEDROOMS * CHARACTER PROPERTY**

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Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the Treforest area of Pontypridd. The property boasts an array of lovely features stunning solid oak internal doors as well as a number of bay windpws. The property's convenient location allows for easy access to A470 link road as well being within short walking distance to Treforest Train station, which can provide a quick commute to Cardiff city centre. The ground floor accommodation comprises of an entrance hallway, bay fronted sitting room, spacious lounge, contemporary kitchen boasting numerous integrated features, utility room and downstairs shower room. the first floor benefits from a landing area which provides access to the bathroom and three bedrooms. Externally the property benefits from off road parking, detached and ample garden space to the front and side. To the rear you will find some steps that lead to a substantially sized plot nestled within the woodland which offers a stunning and tranquil retreat. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2125.13

Parking: Off Road Parking Via Driveway

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, textured walls and ceiling, laminate flooring, radiator, doors to under stairs storage, sitting room, lounge and kitchen.

Lounge 13' 0" x 11' 1" (3.95m x 3.39m)

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

Sitting Room 10' 10" x 11' 4" (3.29m x 3.46m)

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

Kitchen 11' 8" x 9' 5" (3.56m x 2.86m)

Plastered and papered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, Belfast sink unit with mixer tap, integrated appliances include, fridge, freezer, dishwasher, oven and gas hob with over head extractor fan, door to utility room.

Utility Room 8' 11" x 6' 0" (2.71m x 1.84m)

UPVC double glazed window and door to rear, papered walls and ceiling, tiled flooring, radiator, door to shower room.

Shower Room 4' 3" x 8' 6" (1.29m x 2.60m)

UPVC double glazed window to rear, textured and pvc panelled walls, papered ceiling, vinyl flooring, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

First Floor Landing

Textured walls and ceiling, carpet flooring, loft access, doors to three bedrooms and bathroom.

Bathroom 7' 9" x 11' 8" (2.36m x 3.56m)

UPVC double glazed windows to front, pvc panelled walls, textured ceiling, vinyl flooring, chrome towel rail radiator, W.C, vanity wash hand basin, panelled bath with hand held shower.

Bedroom One 11' 5" x 11' 7" (3.49m x 3.53m)

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

Bedroom Two 10' 5" x 11' 5" (3.17m x 3.47m)

UPVC double glazed window to rear, papered walls, textured ceiling, laminate flooring, radiator.

Bedroom Three 11' 3" x 12' 6" (3.43m x 3.81m)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	85
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.
 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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