



Lansdale Drive

Tonteg Pontypridd, CF38 1PG

£229,950

- THREE BEDROOMS
- OFF ROAD PARKING
- DETACHED GARAGE
- SEMI DETACHED
- PRIVATE REAR GARDEN
- DOWNSTAIRS W.C

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**** THREE BEDROOMS * TWO RECEPTION ROOMS * DETACHED GARAGE * DOWNSTAIRS W.C * PRIVATE REAR GARDEN ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property in a popular location of Tonteg. The property is conveniently located by being within walking distance of local amenities, shops and schools. The ground floor accommodation comprises of an entrance porch, hallway, spacious lounge, dining room, downstairs W.C and a kitchen. The first floor boasts a landing area that offers access to three well proportioned bedrooms, contemporary bathroom and the loft. Externally the property benefits from garden space and off road parking to the front as well as ample and private garden space to the rear as well as access to a detached garage. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1866.67
- Parking: Off Road 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 Porch

UPVC double glazed window and door to front, door to hallway.

Hallway

Plastered walls, textured ceiling, laminate flooring, doors to downstairs W.C, lounge and kitchen.

Downstairs W.C

UPVC double glazed window to side, plastered walls, textured ceiling, vinyl flooring, W.C, wash hand basin.

Lounge 15' 9" x 11' 4" (4.80m x 3.45m)

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

Dining Room 8' 4" x 9' 7" (2.55m x 2.93m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 12' 11" x 7' 7" (3.93m x 2.32m)

UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces with tiled splash backs, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage.

Bathroom 5' 5" x 6' 3" (1.66m x 1.90m)

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

Bedroom One 13' 5" x 11' 3" (4.08m x 3.43m)

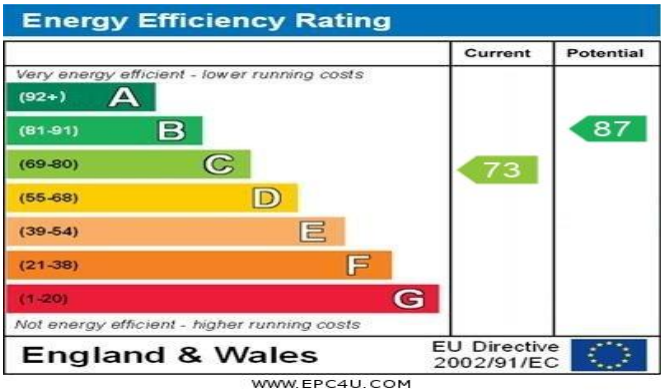
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to fitted wardrobe.

Bedroom Two 8' 6" x 11' 3" (2.59m x 3.43m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, door to fitted wardrobe.

Bedroom Three 10' 5" x 7' 4" (3.18m x 2.23m)

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



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.