



## Maritime Street

Graig Pontypridd, CF37 1LQ

**£125,000**

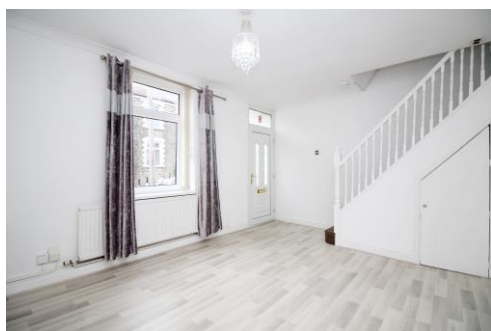
- NO ONWARD CHAIN
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- CLOSE TO TOWN CENTRE
- SPACIOUS KITCHEN/DINER
- AMPLE GARDEN SPACE

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## **\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* COMBI BOILER \* SPACIOUS KITCHEN/DINER \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom property in the Graig area of Pontypridd. The property is well placed by being within close proximity to all the amenities and transport links that Pontypridd has to offer. The ground floor accommodation comprises of a light and airy lounge and a spacious kitchen/diner. The first floor benefits from a landing area offering access to the three bedrooms and bathroom. Externally, the property boasts a garden to the rear which can be accessed via a rear lane. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1652.88

Parking: On Street

Parking 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>

### **Lounge** 11' 4" x 16' 1" (3.46m x 4.90m)

UPVC double glazed window and door to front, plastered walls and ceiling, laminate flooring, doors to kitchen/diner and under stairs storage, stairs to first floor landing.

### **Kitchen/Diner** 9' 5" x 16' 1" (2.86m x 4.90m)

UPVC double glazed windows and door to rear garden, plastered walls and ceiling, tiled 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**

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms.

### **Bathroom** 6' 6" x 5' 10" (1.98m x 1.77m)

UPVC double glazed window to rear, pvc panelled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

### **Bedroom One** 11' 3" x 10' 0" (3.42m x 3.04m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, door to fitted storage.

### **Bedroom Two** 9' 6" x 10' 0" (2.89m x 3.04m)

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

### **Bedroom Three** 7' 5" x 5' 10" (2.26m x 1.77m)

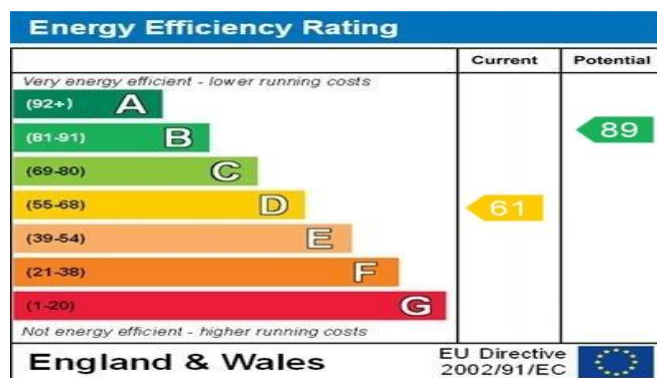
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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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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.