



Heol Y Fedwen

Tonteg Pontypridd, CF38 1TB

£270,000

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- UTILITY ROOM
- DESIRED LOCATION

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**** FOUR BED SEMI DETACHED * OFF ROAD PARKING * SUBSTANTIALLY SIZED PLOT * WELL PRESENTED ****

Sell Right Estate Agents are pleased to bring to the market this four bedroom semi detached property which also boasts a detached garage to the rear. The property is conveniently located by being within a short walk of local amenities as well as the well thought of Gwauncelyn Primary School. The ground floor accommodation comprises of an entrance hallway, spacious lounge, dining room, contemporary kitchen, utility room, shower room and study/playroom. The first floor boasts a roomy landing area that offers access to four well proportioned bedrooms and a spacious and modern four piece bathroom. Externally the property benefits from off road parking for multiple vehicles via a driveway to the front. To the rear you will find a substantially sized garden. Please contact Sell Right Estate agents to arrange your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £1866.76

Parking: Off Road Via Driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

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>

Hallway

UPVC double glazed window and door to front, plastered walls and ceiling, laminate flooring, radiator, doors to study and lounge, stairs to first floor landing.

Study 11' 2" x 6' 6" (3.40m x 1.99m)

UPVC double glazed patio doors to front, plastered walls and ceiling, laminate flooring, radiator.

Lounge 13' 1" x 13' 7" (4.00m x 4.15m)

UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, opening to dining room, doors to under stairs storage and kitchen.

Kitchen 10' 2" x 8' 0" (3.10m x 2.44m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, door to utility room.

Dining Room 10' 2" x 8' 4" (3.10m x 2.55m)

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

Utility Room 10' 5" x 6' 6" (3.17m x 1.99m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces, door to shower room.

Shower Room 5' 6" x 6' 6" (1.68m x 1.99m)

Plastered and tiled walls, plastered ceiling, tiled flooring, radiator, shower cubicle, vanity W.C and wash hand basin unit.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom, four bedrooms and fitted storage.

Bathroom 5' 5" x 13' 5" (1.66m x 4.09m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, panelled bath, W.C, wash hand basin, shower cubicle.

Bedroom One 11' 11" x 10' 8" (3.62m x 3.25m)

UPVC double glazed window front, plastered and papered walls, textured ceiling, carpet flooring, doors to fitted wardrobes.

Bedroom Two 8' 8" x 10' 8" (2.64m x 3.25m)

UPVC double glazed window front, plastered and papered walls, textured ceiling, carpet flooring, opening to built in storage.

Bedroom Three 15' 1" x 6' 6" (4.61m x 1.99m)

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

Bedroom Four 8' 4" x 8' 4" (2.53m x 2.55m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, opening to built in storage.



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.