



## Heol Y Fedwen

Tonteg Pontypridd, CF38 1TB

**£260,000**

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GROUND FLOOR EXTENSION
- OFF ROAD PARKING
- SUBSTANTIALLY SIZED FAMILY ROOM
- AMPLE GARDEN SPACE

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## \*\* THREE BEDROOMS \* GROUND FLOOR EXTENSION \* OFF ROAD PARKING \* SUBSTANTIALLY SIZED PLOT \* WELL PRESENTED \*\*

Sell Right Estate Agents are pleased to bring to the market this extended three bedroom semi detached property in a popular estate of Tonteg. 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, downstairs W.C, lounge, dining room, kitchen, utility room, and a substantially sized family room. The first floor boasts a light landing area that offers access to three well proportioned bedrooms and a bathroom. Externally the property benefits from off road parking via a driveway to the front. To the rear you will find an ample sized and enclosed garden. Please contact Sell Right Estate agents to arrange your viewing on this lovely property.

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>

### Entrance Hallway

UPVC double glazed window and door to front, papered walls, textured ceiling, laminate flooring, radiator, doors to lounge, kitchen and downstairs W.C, stairs to first floor landing.

### Downstairs W.C

Tiled walls and flooring, plastered ceiling, W.C, wash hand basin.

### Lounge 13' 3" x 11' 3" (4.05m x 3.42m)

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

### Dining Room 8' 8" x 11' 1" (2.63m x 3.38m)

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

### Kitchen 12' 0" x 7' 7" (3.65m x 2.31m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, doors to under stairs storage and family room.

### Family Room 16' 10" x 11' 5" (5.14m x 3.47m)

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

### Utility Room 5' 7" x 11' 5" (1.71m x 3.47m)

UPVC double glazed window and door to rear garden, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, base units with laminate work tops, stainless steel sink unit with mixer tap.

### First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, doors to bathroom and three bedrooms.

### Bathroom 5' 6" x 6' 1" (1.67m x 1.85m)

UPVC double glazed window to rear, tiled walls and flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

### Bedroom One 11' 8" x 11' 1" (3.55m x 3.38m)

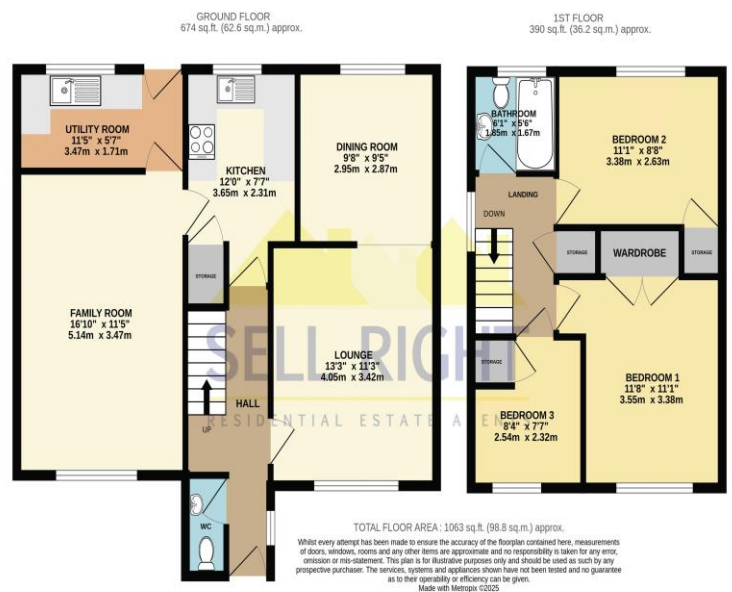
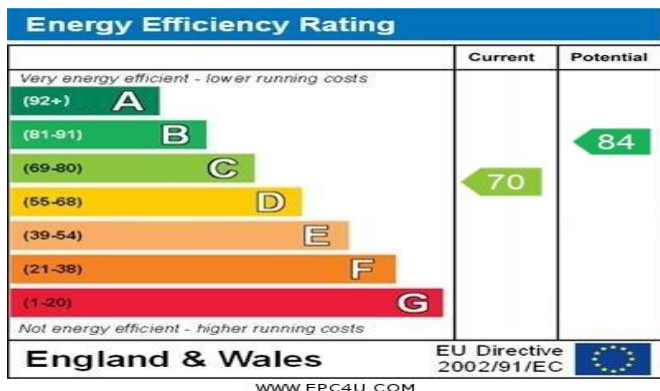
UPVC double glazed window to front, papered and plastered walls, textured ceiling, carpet flooring, radiator, doors to fitted wardrobes.

### Bedroom Two 8' 8" x 11' 1" (2.63m x 3.38m)

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

### Bedroom Three 8' 4" x 7' 7" (2.54m x 2.32m)

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



#### 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.