



Wood Road

Trefoest Pontypridd, CF37 1RJ

£94,000

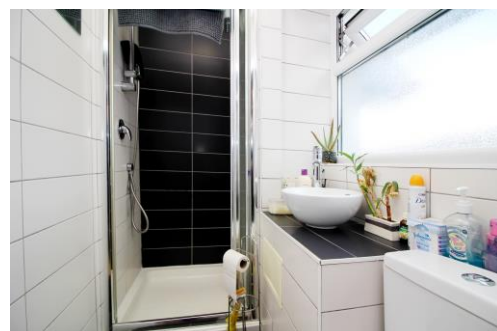
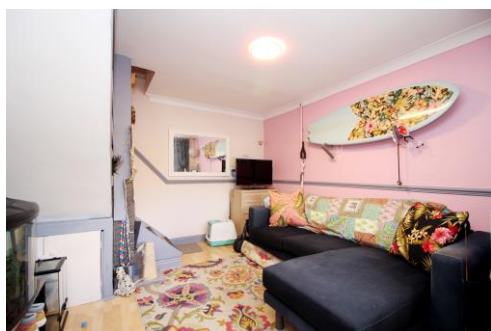
- NO ONWARD CHAIN
- UPSTAIRS BATHROOM
- TWO BEDROOMS
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- MID TERRACE

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**** NO ONWARD CHAIN * TWO BEDROOMS * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this two bedroom mid terrace property in the Treforest area of Pontypridd. The property is conveniently located by being within close proximity to all local amenities and transport links. The ground floor accommodation comprises of a lounge and a kitchen. The first floor benefits from a landing area which offers access to a bathroom and two well proportioned bedrooms. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: A

Gross Annual Council Tax Charge: £1416.75

Parking: On Street

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

Windows and doors to front, tiled flooring, UPVC double glazed door to lounge.

Lounge 12' 9" x 11' 2" (3.89m x 3.40m)

UPVC double glazed to front, plastered walls and ceiling, laminate flooring, radiator, door to kitchen, stairs to first floor landing.

Kitchen 12' 9" x 5' 0" (3.89m x 1.52m)

UPVC double glazed window to front, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit, integrated oven and gas hob with over head extractor fan.

First Floor Landing

Plastered walls and ceiling, laminate flooring, radiator, doors to shower room and two bedrooms.

Shower Room 5' 9" x 2' 8" (1.75m x 0.82m)

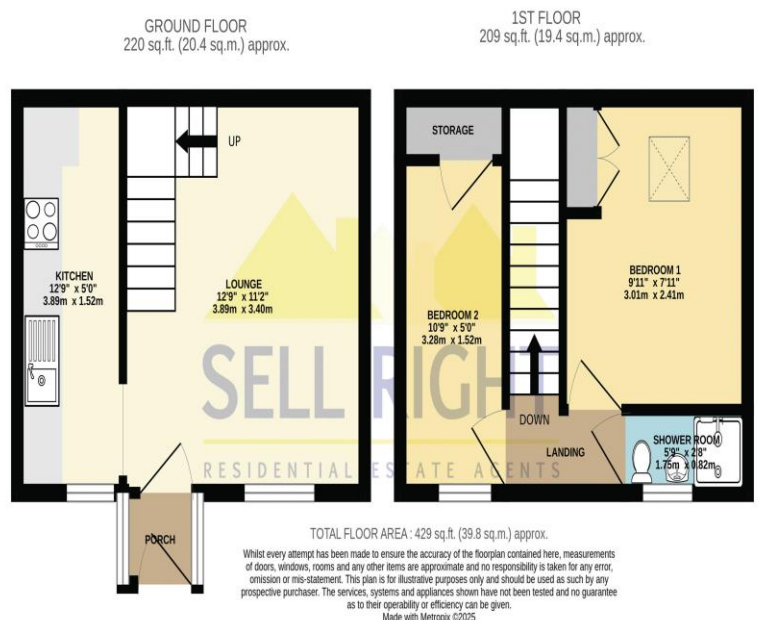
UPVC double glazed window to front, tiled walls and flooring, plastered ceiling, shower cubicle, wash hand basin, W.C.

Bedroom One 9' 11" x 7' 11" (3.01m x 2.41m)

Velux window to rear, plastered walls and ceiling, laminate flooring, radiator, doors to fitted storage.

Bedroom Two 10' 9" x 5' 0" (3.28m x 1.52m)

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



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.