



Fountain Street

Trehafoed Pontypridd, CF37 2LS

£119,950

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- RECENTLY RENOVATED
- THREE BEDROOMS
- MODERN BATHROOM
- CONTEMPORARY KITCHEN

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**** NO ONWARD CHAIN * THREE BEDROOMS * NEUTRALLY DECORATED * MODERN KITCHEN ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom property in a quiet location of Trehafod. The property's location allows itself to be within walking distance to local amenities and transport links including Trehafod Train Station which can provide commuter access to Cardiff City Centre. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, kitchen and bathroom. The first floor benefits from a landing area offering access to three well proportioned bedrooms. Externally the property boasts a low maintenance rear garden which can be accessed via a lane.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1592.36

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 Hallway

UPVC double glazed door to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to lounge and dining room, stairs to first floor landing.

Lounge 9' 9" x 12' 5" (2.96m x 3.78m)

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

Dining Room 11' 7" x 12' 10" (3.53m x 3.90m)

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

Kitchen 10' 10" x 8' 6" (3.31m x 2.59m)

UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan, opening to under stairs storage, door to bathroom.

Bathroom 5' 11" x 8' 6" (1.81m x 2.59m)

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

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 13' 1" x 9' 3" (4.00m x 2.83m)

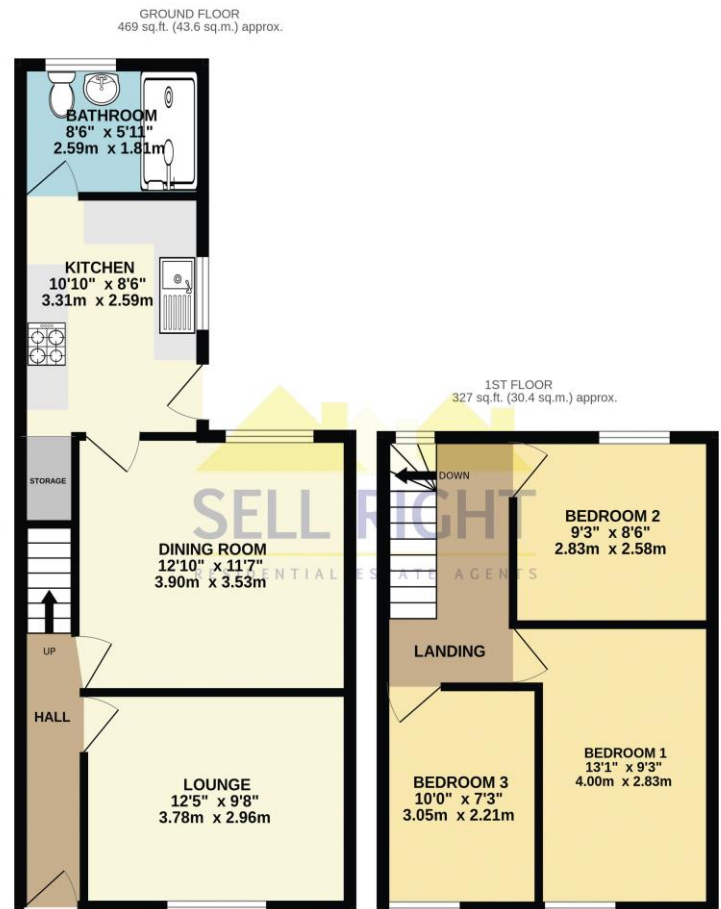
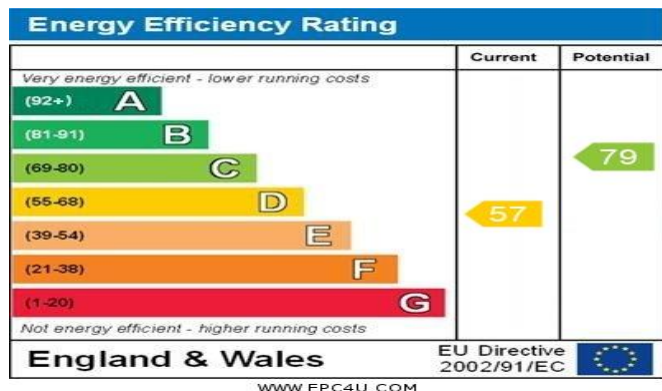
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 8' 6" x 9' 3" (2.58m x 2.83m)

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

Bedroom Three 10' 0" x 7' 3" (3.05m x 2.21m)

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



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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.