



## Sycamore Street

Pontypridd, CF37 5NB

**£210,000**

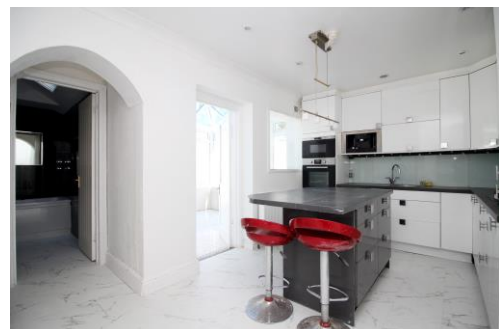
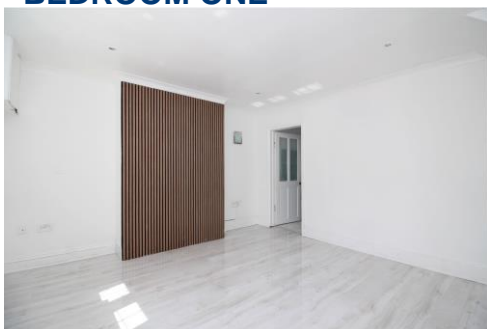
- NO ONWARD CHAIN
- THREE BEDROOMS
- CONSERVATORY TO REAR
- OFF ROAD PARKING
- EN-SUITE TO BEDROOM ONE
- PRIVATE REAR GARDEN

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**\*\* THREE BEDROOMS \* END OF TERRACE \* SPACIOUS REAR GARDEN \* CONSERVATORY TO REAR \* OFF ROAD PARKING \* EXCELLENT TRANSPORT LINKS \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom end of terrace property in the Rhydyfelin area of Pontypridd. The property is conveniently located by being within close proximity to local schools, amenities as well as Hawthorn Leisure Centre. On the ground floor the property benefits from an entrance porch, hallway, a spacious lounge and kitchen/breakfast room, conservatory and bathroom. The first floor accommodation comprises of a landing area offering access to three bedrooms with an en-suite being found in the master bedroom. Externally the property boasts off road parking to the front and a private and substantially sized garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold  
 Council Tax Band: C  
 Annual Gross Charge: £1985.64  
 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 Porch**

UPVC double glazed window and door to front, plastered and wood panelled walls, stone flooring, plastered ceiling, door to hallway.

**Hallway**

Plastered walls, textured ceiling, laminate flooring, door to lounge, stairs to first floor landing.

**Lounge** 12' 11" x 12' 10" (3.94m x 3.90m)

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

**Kitchen** 9' 7" x 16' 3" (2.91m x 4.96m)

Window and door to conservatory, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated appliance to include electric oven, gas hob, extractor fan, microwave, espresso machine, fridge freezer, door to bathroom.

**Conservatory** 9' 10" x 9' 7" (3.00m x 2.91m)

UPVC double glazed window and doors to rear garden, plastered walls, tiled flooring, radiator.

**Bathroom** 8' 3" x 5' 6" (2.51m x 1.68m)

Velux window to rear, tiled walls, plastered ceiling, laminate flooring, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

**First Floor Landing**

Plastered walls, textured ceiling, carpet flooring, doors to three bedrooms and steps leading to loft.

**Bedroom One** 9' 9" x 13' 0" (2.97m x 3.95m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, door to en-suite.

**En-suite** 5' 2" x 3' 9" (1.58m x 1.14m)

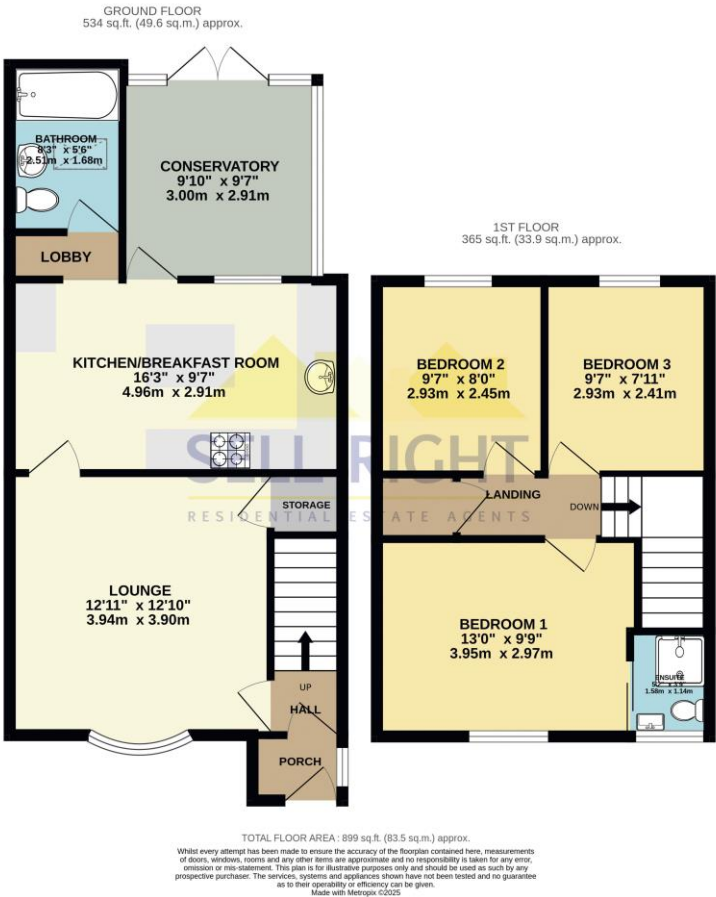
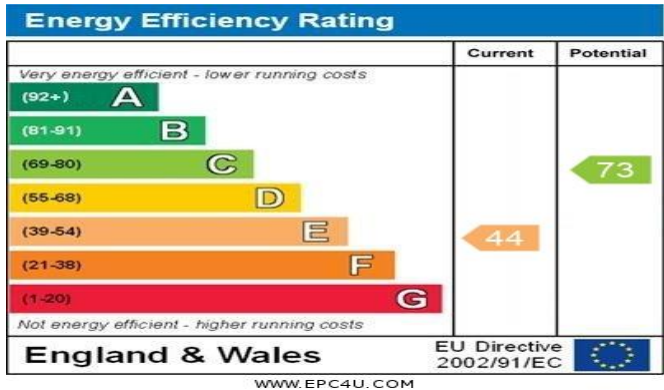
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, W.C, wash hand basin, shower cubicle.

**Bedroom Two** 9' 7" x 8' 0" (2.93m x 2.45m)

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

**Bedroom Three** 9' 7" x 7' 11" (2.93m x 2.41m)

UPVC double glazed window to rear, plastered and papered walls, textured 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.