



De Barri Street

Rhydyfelin Pontypridd, CF37 5HY

£159,950

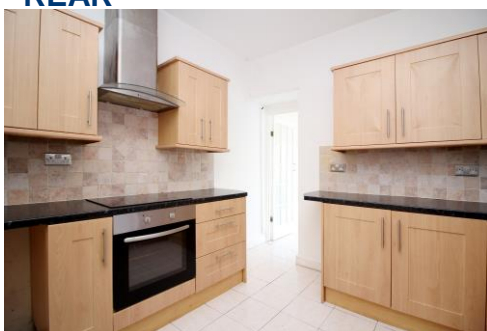
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- BAY FRONTED
- CONSERVATORY TO REAR

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * POTENTIAL FOR THREE BEDROOMS * UPSTAIRS BATHROOM * CONSERVATORY TO REAR ****

Sell Right Estate Agents are proud to present to the market this two bedroom, bay fronted property in the Rhydyfelin area of Pontypridd. The property's convenient location allows itself easy access to the A470 and the wider transport links from there. The ground floor accommodation boasts an entrance hallway, lounge, dining room, kitchen and conservatory. The first floor benefits from a landing area offering access to the two double bedrooms and a spacious four piece bathroom. Externally the property benefits from ample garden space to the rear which leads on to an outbuilding and rear lane access. Please contact Sell Right Estate Agents too book your viewing.

Tenure: Freehold

Council Tax Band: B

Annual Gross Council Tax Charge: £1985.64

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, tiled and laminate flooring, radiator, doors to lounge, dining room and kitchen, stairs to first floor landing.

Lounge 11' 10" x 12' 4" (3.61m x 3.75m)

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

Dining Room 10' 11" x 9' 11" (3.32m x 3.03m)

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

Kitchen 9' 7" x 9' 9" (2.92m x 2.98m)

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, door to conservatory.

Conservatory 9' 11" x 10' 8" (3.02m x 3.24m)

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

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 9' 3" x 9' 9" (2.83m x 2.98m)

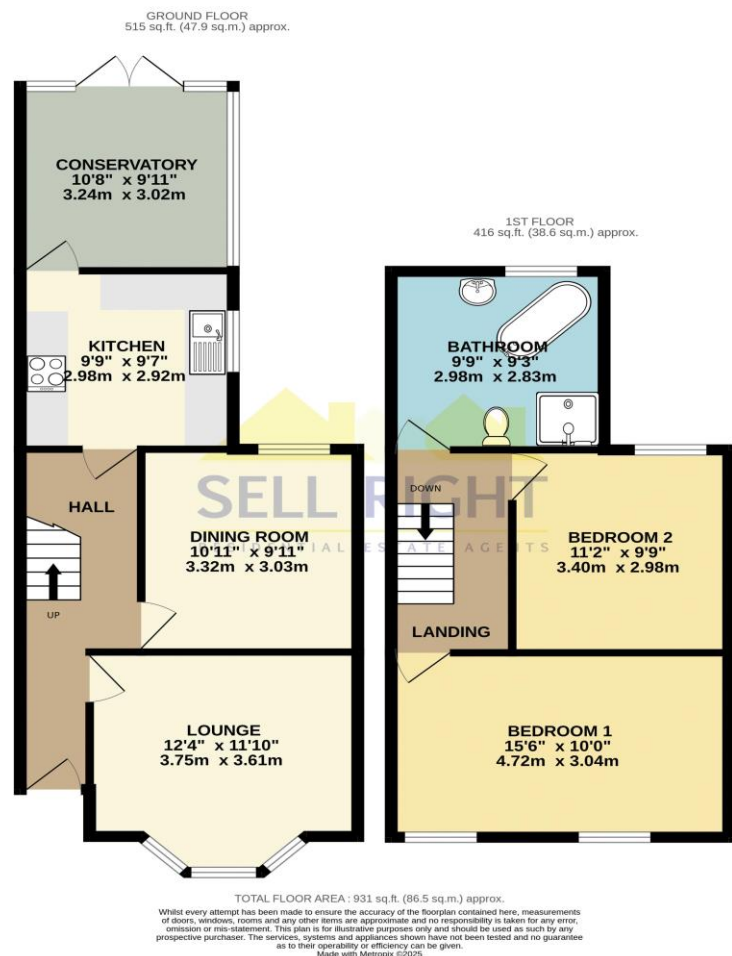
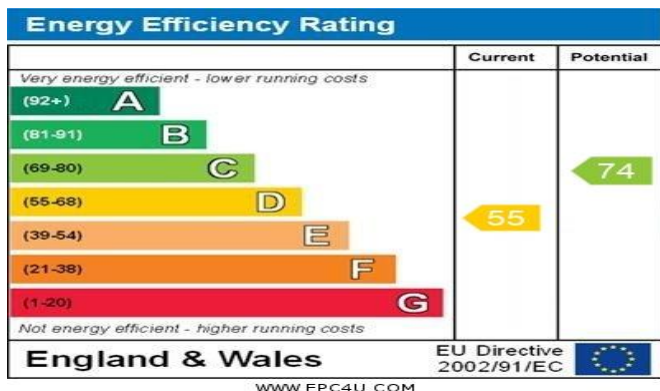
UPVC double glazed window to rear tiled walls and flooring, plastered ceiling, chrome towel rail radiator, shower cubicle, vanity wash hand basin, W.C, free standing bath.

Bedroom One 10' 0" x 15' 6" (3.04m x 4.72m)

UPVC double glazed windows to front, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Two 11' 2" x 9' 9" (3.40m x 2.98m)

UPVC double glazed windows to rear, plastered 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.