



## Llys Fach

Church Village Pontypridd, CF38 1TP

**£359,950**

- NO ONWARD CHAIN      • FOUR BEDROOMS
- OFF ROAD PARKING      • GARAGE
- EN-SUITE TO MASTER      • TWO RECEPTION ROOMS
- BEDROOM

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**\*\* NO ONWARD CHAIN \* RECENTLY FITTED COMBI BOILER \* DESIRED LOCATION \* EXCELLENT TRANSPORT LINKS \* FOUR BEDROOMS \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom detached property in the ever popular Dan Y Deri area of Church Village. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools. The property is conveniently located by benefiting from easy access to the Church Village bypass. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, lounge, dining room, kitchen and utility room. The first floor benefits from a landing area which offers access to the bathroom and the four bedrooms with an en-suite to bedroom one. Externally the property benefits from low maintenance gardens to the front and rear, off road parking via a driveway and access to a spacious garage. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold  
Council Tax Band: E  
Gross Annual Council Tax Charge: £2701.53  
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 door to front, plastered walls, textured ceiling, laminate flooring, radiator, door to lounge.

### Lounge 16' 10" x 13' 7" (5.14m x 4.14m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, opening to dining room, stairs to first floor landing.

### Dining Room 9' 5" x 7' 9" (2.86m x 2.35m)

UPVC double glazed doors to rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

### Kitchen 9' 5" x 9' 2" (2.86m x 2.80m)

UPVC double glazed window to rear, 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 gas hob with over head extractor fan, door to utility room.

### Utility Room 5' 1" x 5' 1" (1.55m x 1.55m)

UPVC double glazed door to rear, plastered walls, textured ceiling, laminate flooring, radiator, laminate work top, wall mounted combi boiler, door to W.C.

### Downstairs W.C 3' 11" x 5' 1" (1.20m x 1.55m)

UPVC double glazed window to side, plastered walls, textured ceiling, laminate flooring, radiator, W.C, wash hand basin.

### First Floor Landing

UPVC double glazed doors to rear, plastered walls, textured ceiling, carpet flooring, doors to bathroom and four bedrooms.

### Bathroom 5' 5" x 6' 4" (1.66m x 1.94m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath.

### Bedroom One 13' 5" x 10' 2" (4.09m x 3.10m)

UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, radiator, door to en-suite.

### En-suite 6' 1" x 4' 8" (1.85m x 1.42m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, W.C, wash hand basin, shower cubicle.

### Bedroom Two 11' 10" x 8' 9" (3.61m x 2.67m)

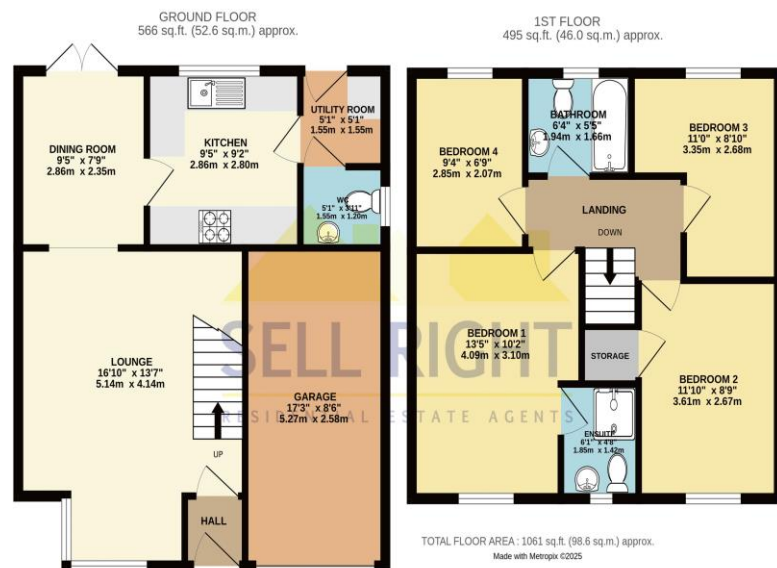
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.

### Bedroom Three 11' 0" x 8' 10" (3.35m x 2.68m)

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

### Bedroom Four 9' 4" x 6' 9" (2.85m x 2.07m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet 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.