



## Main Road

Church Village Pontypridd, CF38 1RL

**£329,950**

- NO ONWARD CHAIN
- CHARACTER PROPERTY
- STUNNING VIEWS
- FOUR BEDROOMS
- DRIVEWAY TO REAR
- STYLISH DECOR

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**\*\* NO ONWARD CHAIN \* CHARACTER PROPERTY \* OFF ROAD PARKING TO REAR \* BAY FRONTED \* STYLISH DECOR \* ORIGINAL FEATURES \* STUNNING VIEWS \* LOG BURNER \*\***

Sell Right Estate Agents are pleased to bring to the market this substantially sized and charming, four bedroom, Victorian style semi detached property in the heart of Church Village. The property has been tastefully decorated by the current owners and they have retained a number of original features throughout the house such as reclaimed oak doors and feature fireplaces which really suits this style of property. The property is conveniently located by being within short walking distance to all local amenities and transport links as well as the well thought of Garth Olwg Welsh language schools.

The ground floor accommodation boasts a welcoming entrance hallway, bay fronted lounge, sitting room with a log burner and a spacious contemporary kitchen/diner which benefits from integrated appliances. The first floor showcases a roomy landing area which offers access to a modern bathroom and four well-proportioned bedrooms. Externally the property boasts well maintained and tastefully decorated garden to the front. To the rear you will find a south facing sun terrace laid with artificial turf as well as off road parking for multiple vehicles. Please contact Sell Right Estate Agents to book your viewing on this uniquely stunning home.

- Tenure: Freehold
- Council Tax Band: D
- Annual Gross Council Tax Charge: £2210.34
- Parking: Off Road Via Driveway
- 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**

Double glazed composite door to front, plastered walls and ceiling, carpet flooring, radiator, doors to lounge, sitting room, kitchen/diner and under stairs storage, stairs to first floor landing.

**Lounge** 13' 11" x 13' 3" (4.24m x 4.04m)

UPVC double glazed bay window to front, plastered walls and ceiling, carpet flooring, radiator, traditional feature fireplace.

**Sitting Room** 11' 9" x 11' 11" (3.59m x 3.62m)

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

**Kitchen/Diner** 16' 5" x 10' 4" (5.01m x 3.14m)

UPVC double glazed doors to rear, plastered walls and ceiling, tiled flooring, wall and base units with solid oak work tops, stainless steel sink unit with mixer tap, integrated appliances include fridge/freezer and dishwasher, space for dining table washing machine and range cooker.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, radiator, doors to bathroom and four bedrooms.

**Bathroom** 5' 7" x 7' 7" (1.70m x 2.32m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

**Bedroom One** 11' 11" x 11' 7" (3.62m x 3.52m)

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

**Bedroom Two** 13' 7" x 10' 6" (4.14m x 3.21m)

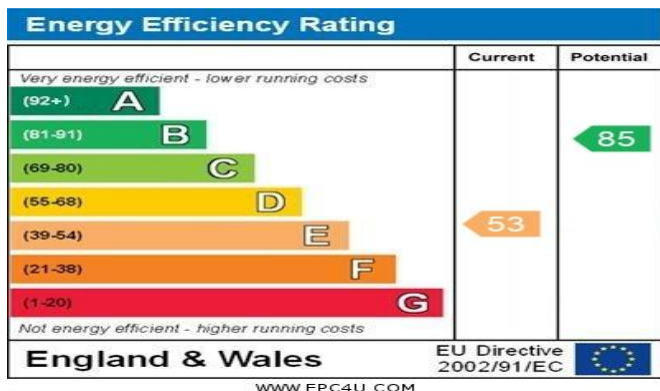
UPVC double glazed bay window to front, plastered walls and ceiling, wood flooring, radiator.

**Bedroom Three** 10' 6" x 10' 11" (3.20m x 3.33m)

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

**Bedroom Four** 7' 3" x 6' 11" (2.21m x 2.12m)

UPVC double glazed window to front, plastered walls and ceiling, wood 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.