



## Dyffryn Y Coed

Church Village Pontypridd, CF38 1QB

**£255,000**

- THREE BEDROOMS
- SPACIOUS LOUNGE
- OFF ROAD PARKING
- EN-SUITE TO BEDROOM ONE
- MODERN BUILD
- AMPLE GARDEN SPACE

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## \*\* THREE BEDROOMS \* END OF TERRACE \* MODERN BUILD \* EN-SUITE TO MASTER BEDROOM \*\*

Sell Right Estate Agents are pleased to bring to the market this well presented, modern build, three bedroom end of terrace property set in the desired Dyffryn Y Coed estate of Church Village. The property's convenient location lends itself to being within close proximity to local amenities and transport links such as the Church Village bypass. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious lounge and a modern kitchen. The first floor benefits from a landing area, family bathroom and three bedrooms with bedroom one benefiting from an en-suite. Externally the property is able offer off road parking via two spaces directly outside the property and an enclosed rear garden. Please contact Sell Right Estate Agents to book you viewing.

Tenure: Freehold

Council Tax Band: D

Annual Gross Council Tax Charge: £2210.34

Parking: Off Road

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 and ceiling, laminate flooring, radiator, doors to downstairs W.C, kitchen and lounge.

### Downstairs W.C

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

### Lounge 16' 7" x 15' 5" (5.06m x 4.70m)

UPVC double glazed windows and doors to rear, plastered walls and ceiling, laminate flooring, radiator, door to under stairs storage.

### Kitchen 11' 10" x 8' 0" (3.61m x 2.44m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood.

### First Floor Landing

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

### Bathroom 4' 11" x 8' 0" (1.50m x 2.44m)

Plastered and tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath.

### Bedroom One 11' 3" x 11' 2" (3.42m x 3.41m)

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

### En-suite 7' 2" x 5' 6" (2.19m x 1.68m)

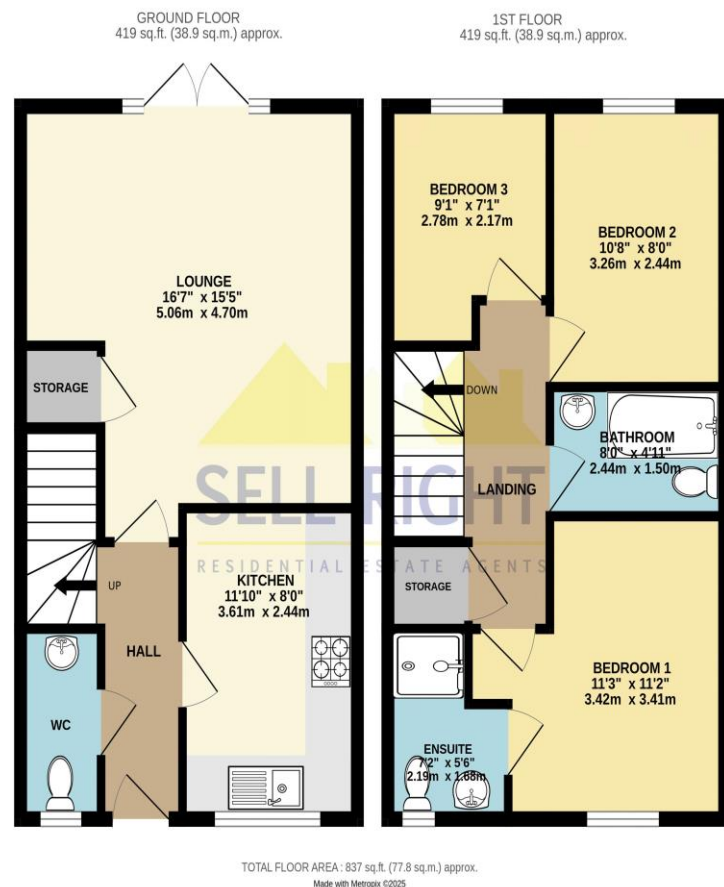
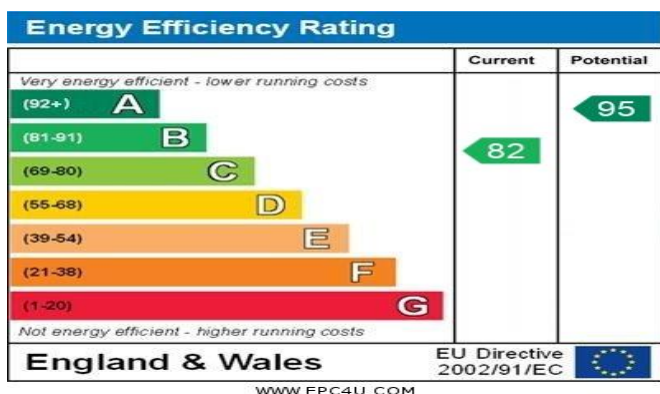
UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, shower cubicle.

### Bedroom Two 10' 8" x 8' 0" (3.26m x 2.44m)

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

### Bedroom Three 9' 1" x 7' 1" (2.78m x 2.17m)

UPVC double glazed window to rear, plastered walls and 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.