



Bedw Road

Cilfynydd Pontypridd, CF37 4NU

£140,000

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- AMPLE GARDEN SPACE
- MODERN BATHROOM
- BAY FRONTED
- CONTEMPORARY KITCHEN

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**** COMBI BOILER * CONTEMPORARY BATHROOM AND KITCHEN * TASTEFUL DECOR * THREE BEDROOMS ****

Sell Right Estate Agents are proud to present to the market this tastefully decorated three bedroom property in the Cilfynydd area of Pontypridd. The property's elevated position allows itself to have views to the front aspect. The property is conveniently located near to local amenities, schools and transport links. The ground floor accommodation comprises of an entrance hallway, lounge dining room, modern kitchen and bathroom. The first floor boasts a landing area offering access to the three bedrooms and the loft. Externally the property benefits from garden space to the front and rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1737.42

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 and ceiling, carpet flooring, radiator, doors to lounge and dining room, stairs to first floor landing.

Lounge 9' 10" x 12' 3" (2.99m x 3.74m)

UPVC double glazed bay window to front, plastered walls and ceiling, carpet flooring, radiator, double doors to dining room.

Dining Room 11' 6" x 11' 11" (3.51m x 3.62m)

Plastered walls and ceiling, carpet flooring, radiator, entrance to kitchen, door to under stairs storage.

Kitchen 5' 5" x 14' 11" (1.64m x 4.55m)

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

Bathroom 5' 11" x 7' 6" (1.8m x 2.29m)

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

First Floor Landing

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

Bedroom One 12' 5" x 10' 2" (3.78m x 3.10m)

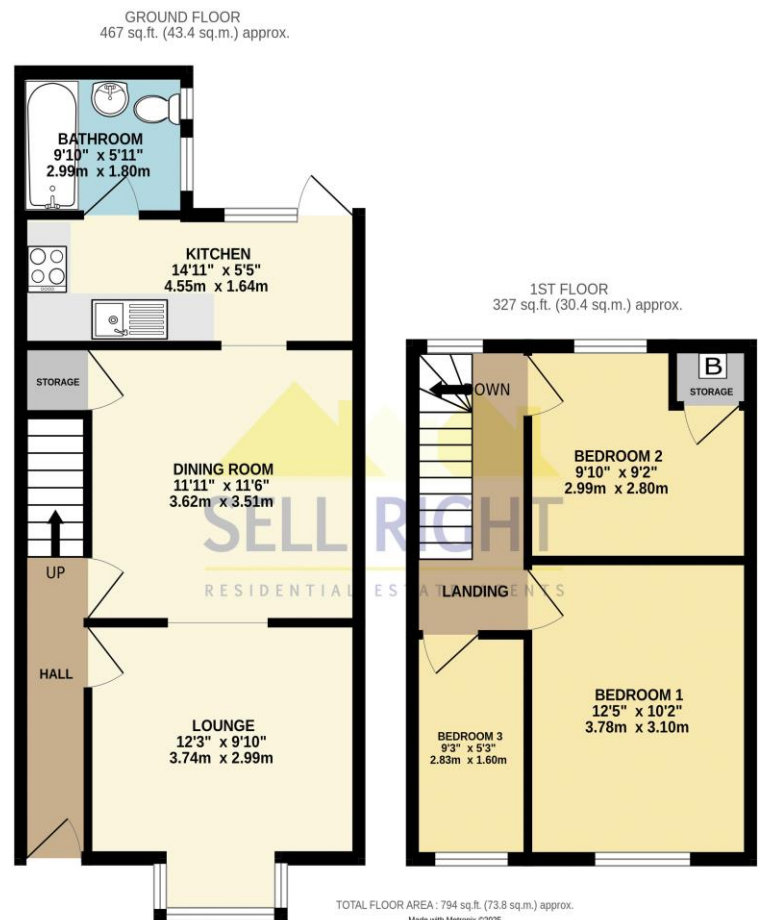
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Two 9' 2" x 9' 10" (2.8m x 2.99m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, cupboard housing combi boiler.

Bedroom Three 9' 3" x 5' 3" (2.83m x 1.60m)

UPVC double glazed window to front, plastered walls and 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.