



## Cefn Lane

Glyncoch Pontypridd, CF37 3BS

**£129,950**

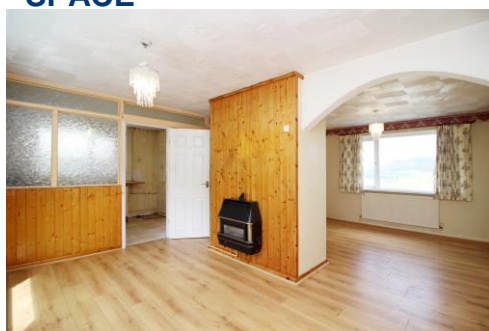
- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C
- AMPLE GARDEN SPACE
- VIEWS TO FRONT

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* SEMI DETACHED \* AMPLE GARDEN SPACE \* VIEWS TO FRONT \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property in the Glyncoch area of Pontypridd. The ground floor accommodation comprises of an entrance hallway, substantially sized dining room, lounge, kitchen, rear porch and downstairs W.C. The first floor boasts a landing area offering access to the bathroom, built in storage, three bedrooms and the loft. Externally the property benefits from ample garden space to the front and rear. Please contact Sell Right Estate Agents to book your viewing on this property.

- Tenure: Freehold
- Council Tax Band: B
- Annual Gross Charge: £1737.42
- Parking: On Street
- 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, textured walls and ceiling, laminate flooring, radiator, door to lounge, stairs to first floor landing.

**Lounge** 8' 11" x 10' 4" (2.71m x 3.14m)

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

**Dining Room** 10' 4" x 13' 9" (3.16m x 4.20m)

UPVC double glazed window to rear, papered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

**Kitchen** 10' 4" x 7' 5" (3.16m x 2.26m)

UPVC double glazed window to side, textured walls, plastered ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, sink unit with mixer tap, door to rear porch.

**Rear Porch**

UPVC double glazed door to side, papered walls, plastered ceiling, vinyl flooring, door to downstairs W.C.

**Downstairs W.C**

UPVC double glazed window to side, panelled walls, textured ceiling, vinyl flooring.

**First Floor Landing**

Textured walls and ceiling, doors to bathroom, three bedrooms and fitted storage cupboard.

**Bathroom** 8' 8" x 4' 8" (2.64m x 1.43m)

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

**Bedroom One** 10' 6" x 13' 3" (3.21m x 4.05m)

UPVC double glazed window to front, papered walls and ceiling, vinyl flooring, radiator.

**Bedroom Two** 8' 10" x 12' 6" (2.70m x 3.82m)

UPVC double glazed window to rear, papered and textured walls, textured ceiling, radiator.

**Bedroom Three** 7' 10" x 8' 8" (2.40m x 2.63m)

UPVC double glazed window to rear, papered walls and ceiling, vinyl 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.