



Cae'r Gerddi

Church Village Pontypridd, CF38 1UQ

£260,000

- THREE BEDROOMS
- TASTEFULLY DECORATED
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- SPACIOUS LOUNGE
- SOUTH FACING REAR GARDEN

See all our properties on.....

Zoopla
Smarter property search

PrimeLocation

rightmove
the UK's number one property site



**** DESIRED LOCATION * CONTEMPORARY DECOR * THREE BEDROOMS * SOUTH FACING REAR GARDEN * MODERN KITCHEN * SUBSTANTIALLY SIZED LOUNGE * OPEN PLAN KITCHEN/LIVING AREA ****

Sell Right Estate Agents are proud to present to the market this immaculately presented three bedroom semi detached home in the popular Foxfields estate of Church Village. The property is conveniently located with a children's play park being within a stones throw away as well as a wide choice of schools and amenities being nearby. The ground floor accommodation boasts an entrance hallway, substantially sized lounge, modern kitchen which opens up to a sitting/dining room. The first floor comprises of a landing area offering access to the three well proportioned bedrooms and contemporary bathroom. Externally the property benefits from a low maintenance south facing garden to the rear and off road parking to the front. Please contact Sell Right Estate Agents to book your viewing on this stunning property.

- Tenure: Freehold
- Council Tax Band: C
- Annual Gross Council Tax Charge: £1964.76
- 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

Double glazed composite door to side, plastered walls and ceiling, laminate flooring, radiator, doors to lounge, kitchen and storage cupboard.

Lounge 12' 0" x 16' 2" (3.65m x 4.93m)

UPVC double glazed window and sliding door to rear garden, plastered and panelled walls, plastered ceiling, laminate flooring, radiator.

Kitchen 10' 6" x 7' 11" (3.20m x 2.41m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, vertical 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 hood, opening to sitting/dining room.

Sitting/Dining Room 15' 11" x 7' 9" (4.85m x 2.36m)

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

First Floor Landing

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

Bathroom 5' 6" x 6' 9" (1.68m x 2.06m)

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

Bedroom One 12' 4" x 12' 9" (3.76m x 3.89m)

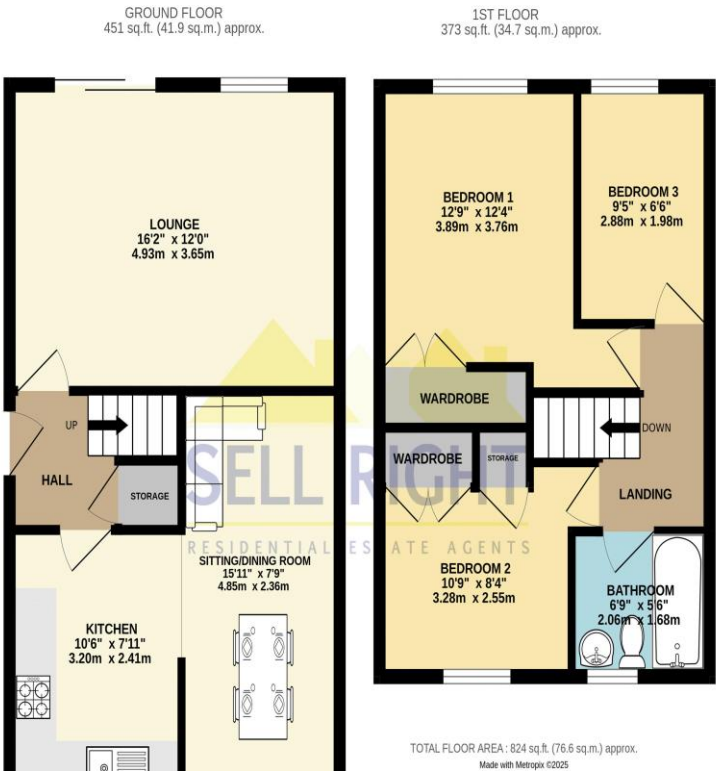
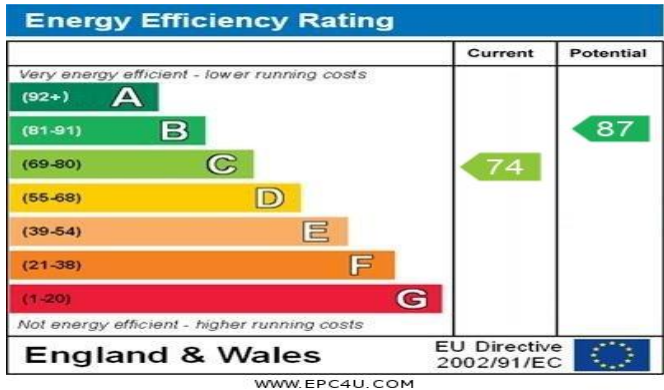
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to fitted storage.

Bedroom Two 8' 5" x 10' 9" (2.56m x 3.28m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to fitted storage.

Bedroom Three 6' 6" x 9' 5" (1.98m x 2.88m)

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.