



## Graig Street

Graig Pontypridd, CF37 1NF

**£155,000**

- THREE BEDROOMS
- MID TERRACE
- CLOSE TO TOWN CENTRE
- CONTEMPORARY KITCHEN
- MODERN UPSTARS BATHROOM
- SPACIOUS LOUNGE/DINER

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## **\*\* WELL PRESENTED \* EXCELLENT TRANSPORT LINKS \* CONTEMPORARY BATHROOM & KITCHEN \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious and well presented three bedroom property in the Graig area of Pontypridd. The property is well placed by being within close proximity to all the amenities and transport links that Pontypridd has to offer. The ground floor comprises of an entrance hallway, substantially sized lounge/diner and a contemporary kitchen. The first floor benefits from a landing area offering access to the three bedrooms and a roomy four piece bathroom. Externally the property boasts an ample sized and low maintenance garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: B

Annual Gross 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, tiled flooring, radiator, door to lounge/diner, stairs to first floor landing.

### **Lounge/Diner 21' 6" x 12' 8" (6.55m x 3.87m)**

UPVC double glazed windows to front and rear, plastered walls and ceiling, tiled flooring, radiator, doors to under stairs storage, opening to kitchen.

### **Kitchen 8' 11" x 8' 5" (2.72m x 2.57m)**

UPVC double glazed window and door to rear garden, plastered walls and ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, 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, three bedrooms and fitted storage, loft access.

### **Bathroom 8' 11" x 8' 5" (2.72m x 2.57m)**

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, freestanding bath, shower cubicle, door to fitted storage housing modern combi boiler.

### **Bedroom One 13' 5" x 8' 11" (4.08m x 2.71m)**

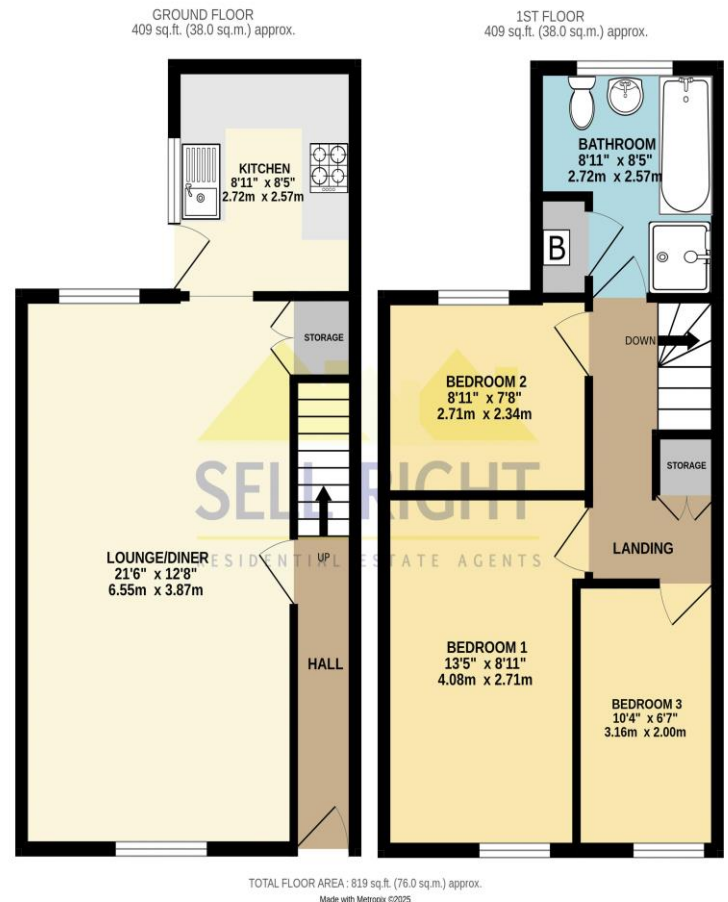
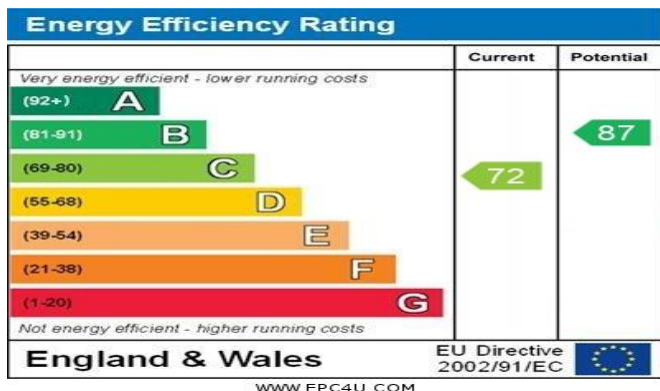
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

### **Bedroom Two 7' 8" x 8' 11" (2.34m x 2.71m)**

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

### **Bedroom Three 10' 4" x 6' 7" (3.16m x 2.00m)**

UPVC double glazed window to front, 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.