



Ynyslyn Road

Hawthorn Pontypridd, CF37 5AR

£220,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- SPACIOUS LOUNGE/DINER
- AMPLE GARDEN SPACE
- EXCELLENT TRANSPORT LINKS

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Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom terraced property in the popular Hawthorn area of Pontypridd. The property's location allows for easy access to local amenities, schools and public transport links. The ground floor accommodation comprises of an entrance hallway, spacious lounge/diner and kitchen. The first floor benefits from a landing area that offers access to a loft, three well proportioned bedrooms and the bathroom. Externally the property boasts ample garden space to the front and rear with the front benefiting from off road parking as well as a shared access point to the low maintenance rear garden. 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: Off road via driveway

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

Double glazed composite door to front, UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, doors to lounge/diner, kitchen and under stairs storage, stairs to first floor landing.

Lounge/Diner 21' 11" x 12' 6" (6.68m x 3.81m)

UPVC double glazed windows to front and rear, papered walls and ceiling, carpet flooring, radiator.

Kitchen 12' 2" x 6' 11" (3.72m x 2.11m)

UPVC double glazed window to rear, UPVC double glazed door to rear lobby which leads on to W.C, storage and rear garden, papered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap.

First Floor Landing

Papered walls, textured ceiling, carpet flooring, loft access, doors to bathroom and three bedrooms.

Bathroom 5' 6" x 9' 4" (1.68m x 2.84m)

UPVC double glazed window to rear, tiled walls and flooring, textured ceiling, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 12' 11" x 12' 6" (3.93m x 3.81m)

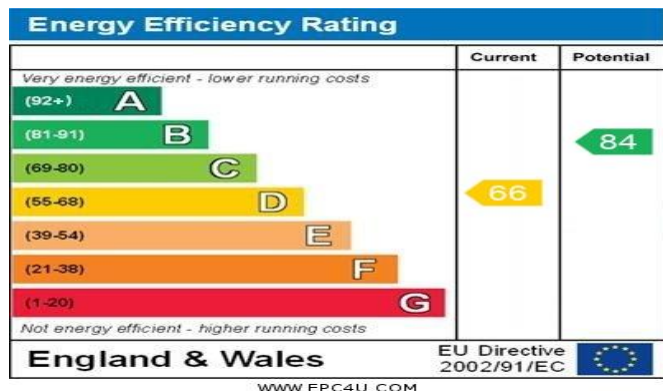
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to fitted storage.

Bedroom Two 8' 9" x 11' 4" (2.66m x 3.45m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, door to fitted storage housing combi boiler.

Bedroom Three 8' 9" x 9' 4" (2.66m x 2.84m)

UPVC double glazed window to front, papered 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.