



Clos Aneurin

Rhydyfelin Pontypridd, CF37 5DZ

£110,000

- NO ONWARD CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- END OF TERRACE
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS

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** NO ONWARD CHAIN * TWO BEDROOMS * OFF ROAD PARKING * CORNER PLOT **

Sell Right Estate Agents are proud to present to the market this spacious two bedroom property in a quiet cul-de-sac location of Rhydyfelin. The property's convenient location lends itself to superb transport links via the A470 as well as being within a short distance to an array of local amenities and supermarkets. The ground floor accommodation comprises of an entrance hallway, kitchen and a spacious lounge. The first floor boasts a landing area which offers access two bedrooms and a bathroom. Externally the property benefits from off road parking to the front and a corner plot to the front and side.

Tenure: Freehold

Council Tax Band: B

Annual Gross Charge: £1737.42

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

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to kitchen, lounge and fitted storage.

Kitchen 6' 9" x 8' 8" (2.05m x 2.65m)

UPVC double glazed windows to front and side, plastered walls, textured ceiling, laminate flooring, radiator, base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap.

Lounge 12' 5" x 15' 4" (3.79m x 4.68m)

UPVC double glazed bay window to side, plastered walls, textured ceiling, laminate flooring, door to under stairs storage, stairs to first floor landing.

First Floor Landing

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

Bathroom 5' 2" x 6' 2" (1.57m x 1.89m)

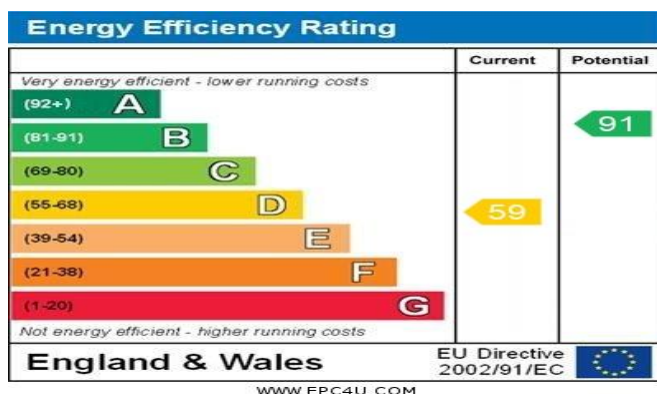
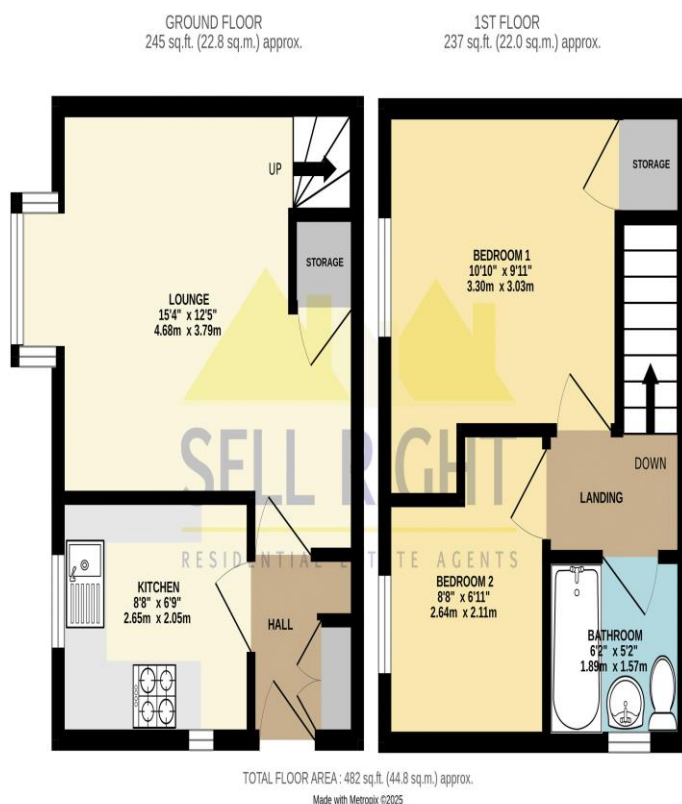
UPVC double glazed window to front, plastered and tiled walls, textured ceiling, laminate flooring, radiator, panelled bath with over head shower and glass side screen, W.C, wash hand basin.

Bedroom One 10' 10" x 9' 11" (3.30m x 3.03m)

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 8' 8" x 6' 11" (2.64m x 2.11m)

UPVC double glazed window to side, plastered walls, textured ceiling, laminate flooring, radiator.



DISCLAIMER

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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.