



Bonvilston Road

Trallwn Pontypridd, CF37 4RF

£135,000

- NO ONWARD CHAIN
- SEMI DETACHED
- GARAGE
- SPACIOUS KITCHEN
- UPSTAIRS BATHROOM
- TWO BEDROOMS

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**** NO ONWARD CHAIN * TWO BEDROOMS * SPACIOUS LOUNGE/DINER * COMBI BOILER * GARAGE * SEMI DETACHED****

Sell Right Estate Agents are proud to present to the market this two bedroom semi detached property in the Trallwn area of Pontypridd. The property is conveniently located by being within close proximity to local schools and Pontypridd town centre and all the amenities that can be found therein. The ground floor accommodation benefits from an entrance hallway, lounge/diner, kitchen, garage and a converted outbuilding. The first floor comprises of a landing area offering access to two well proportioned bedrooms and a bathroom. Externally property consists of an enclosed rear garden. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1985.64

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 window to front, plastered walls and ceiling, laminate flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 19' 11" x 11' 9" (6.07m x 3.58m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, laminate flooring, radiators, doors to under stairs storage and kitchen.

Kitchen 11' 3" x 9' 0" (3.44m x 2.74m)

UPVC double glazed window and door to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

First floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 6' 5" x 8' 11" (1.96m x 2.71m)

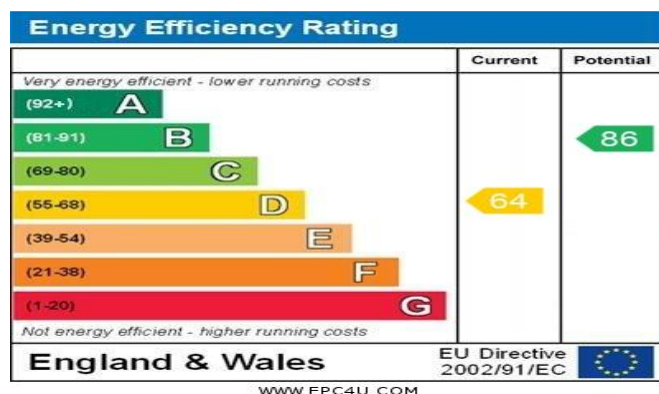
UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 13' 1" x 8' 11" (4.00m x 2.71m)

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

Bedroom Two 10' 1" x 6' 8" (3.08m x 2.02m)

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.