



Dynea Road

Rhydyfelin Pontypridd, CF37 5DN

£275,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- AMPLE GARDEN SPACE
- CHARACTER PROPERTY
- SUBSTANTIAL GARAGE
- TWO RECEPTION ROOMS

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**** CHARACTER PROPERTY * SPACIOUS GARAGE * GENEROUSLY SIZED GARDEN * BAY FRONTED * FOUR BEDROOMS * TWO RECEPTION ROOMS ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the popular Rhydyfelin 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, bay fronted lounge, dining room and kitchen/breakfast room. The first floor benefits from a roomy landing area that offers access to the loft, four well proportioned bedrooms and the shower room. Externally the property boasts ample and private garden space to rear with the front benefiting from a substantially sized garage and off road parking. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2233.83

Parking: Off road via driveway and garage

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 door to front, papered walls, textured ceiling, carpet flooring, doors to lounge, dining room and kitchen, stairs to first floor landing.

Lounge 11' 0" x 14' 2" (3.35m x 4.33m)

Double glazed bay window to front, papered walls, textured ceiling, carpet flooring, radiators, sliding doors to dining room.

Dining Room 12' 9" x 8' 6" (3.89m x 2.59m)

Double glazed window to rear, papered walls, plastered ceiling, carpet flooring, radiator.

Kitchen 14' 3" x 10' 11" (4.35m x 3.33m)

UPVC double glazed windows and door to rear, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated oven and hob with over head extractor fan.

First Floor Landing

Papered walls, wood panelled ceiling, carpet flooring, loft access, doors to shower room and four bedrooms.

Shower Room 5' 10" x 7' 7" (1.77m x 2.32m)

Window to side, tiled walls, plastered ceiling, wood flooring, chrome towel rail radiator, W.C, wash hand basin, mains shower cubicle.

Bedroom One 11' 11" x 11' 9" (3.62m x 3.59m)

Double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.

Bedroom Two 11' 11" x 11' 9" (3.63m x 3.59m)

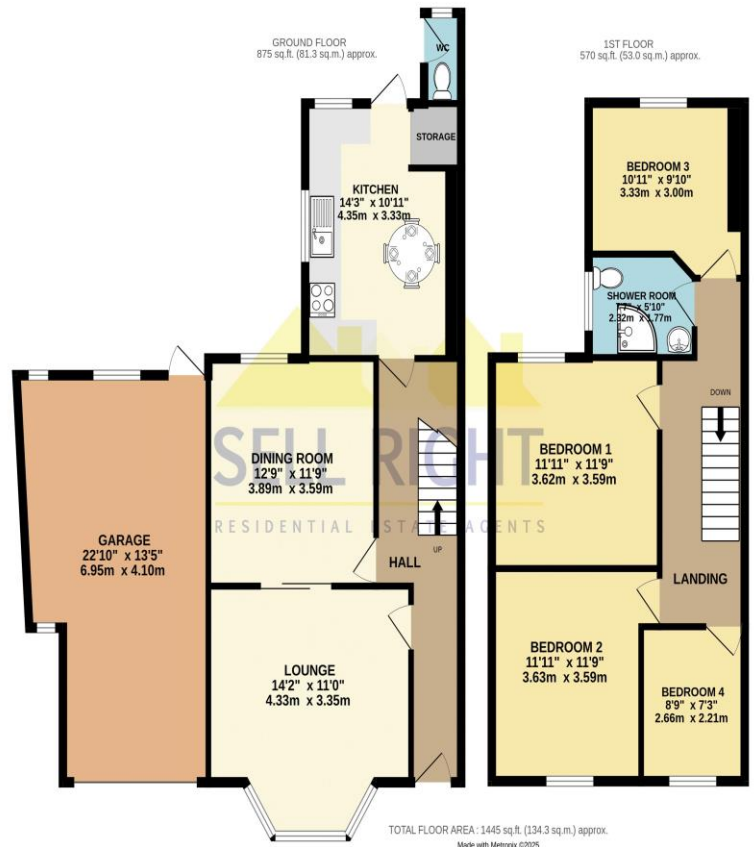
Double glazed window to front, papered walls and ceiling, carpet flooring, radiator.

Bedroom Three 9' 10" x 10' 11" (3.00m x 3.33m)

Double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.

Bedroom Four 8' 9" x 7' 3" (2.66m x 2.21m)

Double glazed window to front, papered 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.