



## Mary Street

Cilfynydd Pontypridd, CF37 4ER

**£149,950**

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- GARAGE TO REAR
- MODERN BATHROOM
- KITCHEN/DINER

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**\*\* NO ONWARD CHAIN \* TWO DOUBLE BEDROOMS \* CONTEMPORARY BATHROOM \* GARAGE TO REAR \*  
WALKING DISTANCE TO SCHOOLS AND LOCAL AMENITIES \*\***

Sell Right Estate Agents are pleased to present to the market this two bedroom terraced property in the Cilfynydd area of Pontypridd. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation boasts an entrance hallway, spacious lounge and a kitchen/diner. The first floor comprises of a landing area offering access to two double bedrooms and a modern bathroom. Externally the property boasts ample garden space to the rear with access to a detached garage. Please contact Sell Right Estate Agents to book a viewing.

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 and papered walls, wood panelled ceiling, door to lounge/diner.

### Lounge/Diner 21' 0" x 14' 10" (6.40m x 4.51m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, doors to dining room.

### Dining Room 11' 10" x 8' 3" (3.61m x 2.51m)

UPVC double glazed double doors to rear, plastered and papered walls, plastered ceiling, radiator, opening to kitchen.

### Kitchen 10' 6" x 5' 5" (3.20m x 1.65m)

UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, laminate flooring, wall and base units with laminate work tops with tiled splash backs, stainless steel sink unit with mixer tap.

### First Floor Landing

Plastered and papered walls, laminate flooring, doors to bathroom and two double bedrooms.

### Bathroom 7' 10" x 9' 2" (2.40m x 2.80m)

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

### Bedroom One 12' 6" x 11' 4" (3.81m x 3.46m)

UPVC double glazed window to front, papered walls, plastered ceiling, laminate flooring, radiator, sliding doors to fitted wardrobes.

### Bedroom Two 13' 1" x 8' 3" (3.98m x 2.52m)

UPVC double glazed window to rear, papered textured ceiling, laminate 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.