



Church Road

Tonteg Pontypridd, CF38 1EH

£449,950

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- CHARACTER PROPERTY
- EN-SUITE TO MASTER BEDROOM
- DETACHED GARAGE
- THREE RECEPTION ROOMS

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**** CHARACTER PROPERTY * NO ONWARD CHAIN * FOUR DOUBLE BEDROOMS * EN-SUITE TO BEDROOM ONE * DETACHED GARAGE * BAY FRONTED * IMMACULATELY PRESENTED ****

Sell Right Estate Agents are pleased to bring to the market this spacious and charming, four bedroom, Victorian style detached property set on a popular location of Tonteg. The property is conveniently located by being within short walking distance to all local amenities and transport links as well as a range of English and Welsh speaking primary and secondary schools. The ground floor accommodation boasts a spacious hallway, dining room, bay fronted lounge, sitting room, handy utility room, downstairs W.C, contemporary kitchen benefiting from an array of integrated features and substantially sized dining room. The first floor showcases a roomy landing area which offers access to a four piece bathroom suite and four double bedrooms with bedroom one benefiting from an en-suite bathroom. Externally the property boasts well maintained gardens to the front and rear, you can also find access to a detached garage at the side of the property. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

- Tenure: Freehold
Council Tax Band: F
Annual Gross Council Tax Charge: £3192.72
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

UPVC double glazed door to side, UPVC double glazed window to rear, papered walls, plastered ceiling, parquet flooring, radiator, doors to lounge, sitting room, kitchen and built in storage, stairs to first floor landing.

Lounge 17' 0" x 13' 3" (5.17m x 4.03m)

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

Sitting Room 13' 4" x 13' 5" (4.07m x 4.08m)

UPVC double glazed windows to front and side, plastered walls and ceiling, parquet flooring, radiator.

Kitchen 8' 10" x 13' 5" (2.68m x 4.08m)

Plastered walls and ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, sink unit with pull down mixer tap, integrated appliances to include fridge/freezer, dishwasher, oven and gas hob with over head extractor fan, opening to dining room.

Dining Room 15' 8" x 12' 9" (4.77m x 3.88m)

UPVC double glazed window and doors to rear garden, double glazed Velux window, plastered walls and ceiling, laminate flooring, radiator, door to utility room.

Utility Room 11' 6" x 6' 3" (3.50m x 1.91m)

UPVC double glazed window and door to side, plastered walls, textured ceiling, laminate flooring, base units with laminate work tops and tiled splash backs, sink unit with mixer tap, wall mounted combi boiler, door to downstairs W.C.

Downstairs W.C

UPVC double glazed window to rear, plastered and tiled walls, textured ceiling, tiled flooring, W.C.

First Floor Landing

Papered walls, plastered ceiling, carpet flooring, doors to bathroom and four bedrooms.

Bathroom 8' 7" x 9' 9" (2.62m x 2.98m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, walk in shower cubicle, corner bath, W.C, wash hand basin.

Bedroom One 14' 8" x 9' 5" (4.47m x 2.86m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, doors to fitted wardrobes and en-suite bathroom.

En-suite 11' 10" x 5' 1" (3.61m x 1.56m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom Two 17' 0" x 11' 1" (5.17m x 3.37m)

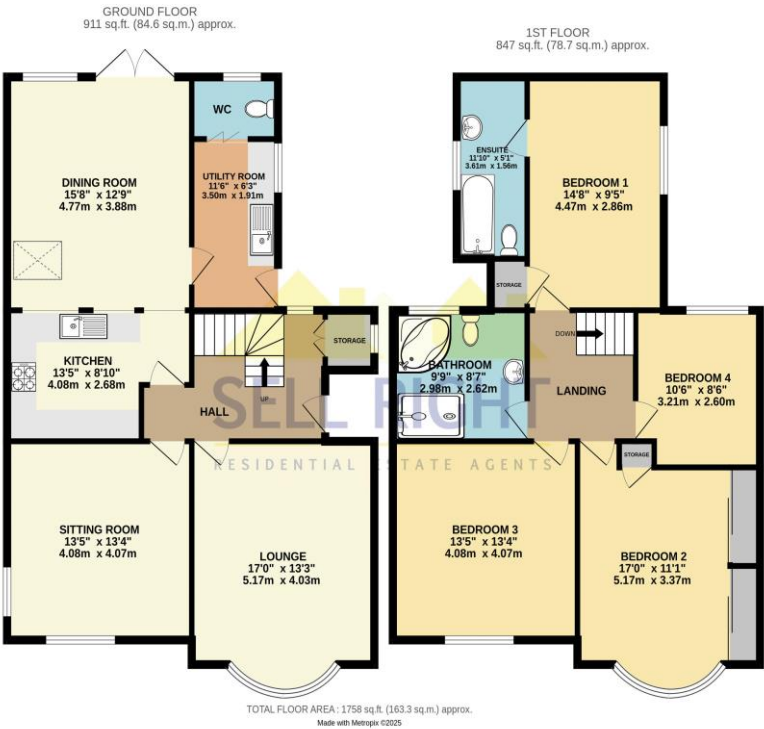
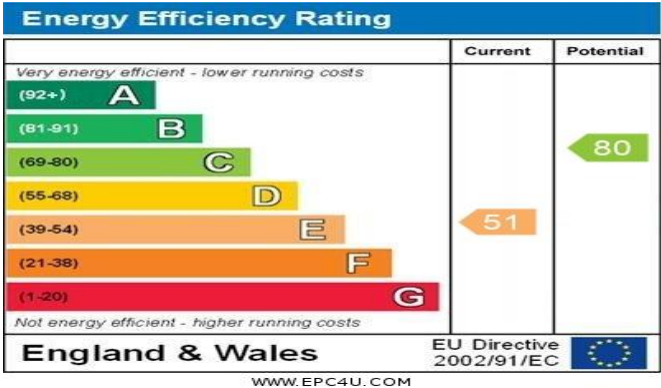
UPVC double glazed bay window to front, papered walls, plastered ceiling, laminate flooring, radiator, sliding doors to fitted wardrobes.

Bedroom Three 13' 4" x 13' 5" (4.07m x 4.08m)

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

Bedroom Four 10' 6" x 8' 6" (3.21m x 2.60m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, doors to fitted wardrobes.



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.