



Main Road

Church Village Pontypridd, CF38 1RL

£259,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- SUN ROOM TO REAR
- SOUTH FACING REAR GARDEN
- MODERN KITCHEN
- CONTEMPORARY

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**** NO ONWARD CHAIN * OFF ROAD PARKING TO REAR * MODERN KITCHEN * CONTEMPORARY BATHROOM * SUN ROOM TO REAR * SOUTH FACING REAR GARDEN ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the heart of Church Village. The property is conveniently located by being within short walking distance to all local amenities and transport links, the well thought of Garth Olwg Welsh language primary and comprehensive schools, as well as Llantwit Fardre Primary School. The lower ground floor accommodation boasts a sun room, modern kitchen, hallway, utility room and a contemporary four piece bathroom. The ground floor showcases a hallway and a roomy lounge/diner. The first floor benefits from a landing area which offers access to three well proportioned bedrooms, W.C and a fully boarded loft with a Velux window and power supply. Externally the property boasts a substantially sized and south facing rear garden. To the rear you will also find off road parking for multiple vehicles. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold
Council Tax Band: D
Annual Gross Council Tax Charge: £2210.34
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>

Sun Room 9' 3" x 13' 7" (2.83m x 4.13m)
UPVC double glazed windows and doors to rear garden, double glazed Velux window, plastered walls and ceiling, tiled flooring, radiator, opening to kitchen.

Kitchen 11' 4" x 9' 4" (3.45m x 2.85m)
Plastered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, space for gas range cooker, door to hallway.

Hallway
Papered walls, textured ceiling, carpet flooring, doors to under stairs storage and utility room, stairs to ground floor landing.

Utility Room 9' 1" x 5' 9" (2.78m x 1.76m)
Plastered walls, textured ceiling, vinyl flooring, chrome towel rail radiator, laminate work tops, space for washing machine and tumble dryer, door to bathroom.

Bathroom 8' 7" x 9' 2" (2.62m x 2.80m)
UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, vanity wash hand basin, panelled bath, shower cubicle.

Ground Floor Hallway
UPVC double glazed door to front, papered walls, textured ceiling, carpet flooring, radiator, door to lounge/diner.

Lounge/Diner 22' 1" x 12' 2" (6.72m x 3.71m)
UPVC double glazed windows to front and rear, papered walls and ceiling, carpet flooring, radiator.

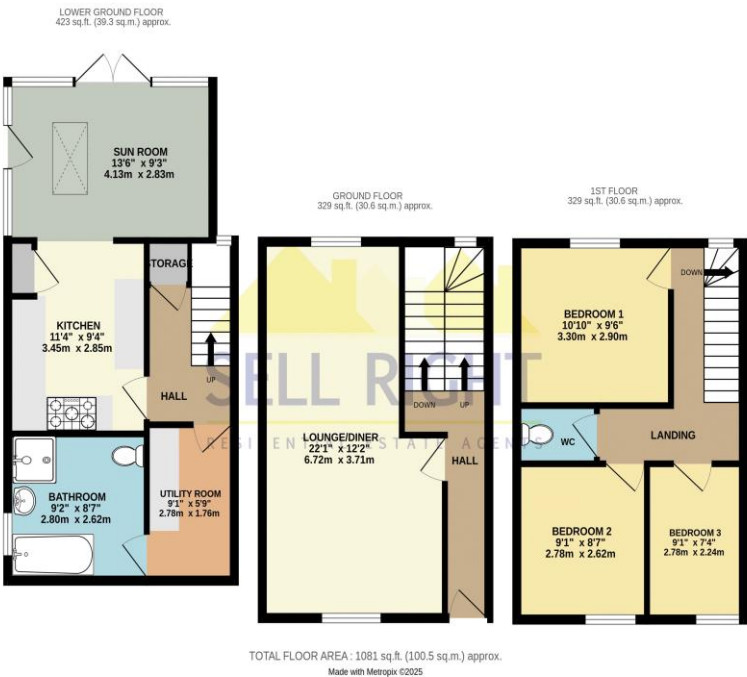
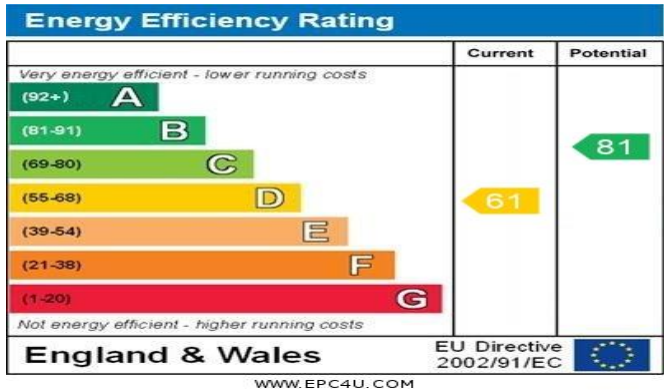
First Floor Landing
UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, doors to three bedrooms and W.C, pull down ladder to loft.

Bedroom One 9' 6" x 10' 10" (2.90m x 3.30m)
UPVC double glazed window to rear, papered walls, plastered ceiling, carpet flooring, radiator.

Bedroom Two 9' 1" x 8' 7" (2.78m x 2.62m)
UPVC double glazed window to front, papered and plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 9' 1" x 7' 4" (2.78m x 2.24m)
UPVC double glazed window to front, papered and plastered walls, textured ceiling, carpet flooring, radiator.

W.C 2' 8" x 5' 3" (0.82m x 1.61m)
Plastered and papered walls, textured ceiling, vinyl flooring, two in one wash hand basin and W.C.



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.