



Hawthorn Crescent

Hawthorn Pontypridd, CF37 5BA

£219,950

- NO ONWARD CHAIN
- MODERN KITCHEN
- SUBSTANTIAL PLOT
- THREE BEDROOMS
- CONTEMPORARY SHOWER ROOM
- POTENTIAL FOR OFF ROAD

See all our properties on.....

Zoopla
Smarter property search

PrimeLocation

rightmove
the UK's number one property site



**** NO ONWARD CHAIN * SUBSTANTIAL PLOT * POTENTIAL TO EXTEND & ADD OFF ROAD PARKING * MODERN KITCHEN * CONTEMPORARY SHOWER ROOM * THREE BEDROOMS * SPACIOUS LOUNGE/DINER ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom property in the popular Hawthorn area of Pontypridd. The properties location allows for easy access to local amenities, schools and public transport links. The ground floor accommodation comprises of an entrance hallway, spacious lounge/diner and modern kitchen with a number of integrated appliances. The first floor benefits from a landing area that offers access to a loft, three well proportioned bedrooms and a contemporary shower room. Externally the property boasts ample garden space to the front and rear. In the rear garden you will find a stone built outbuilding which boasts power supply as well plentiful grounds which offer potential to extend subject to gaining the necessary planning permissions. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1889.00

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 and door to front, plastered walls and ceiling, vinyl flooring, radiator, doors to lounge/diner and kitchen, stairs to first floor landing.

Lounge/Diner 21' 11" x 12' 7" (6.67m x 3.83m)

UPVC double glazed window to front, UPVC double glazed patio doors to rear garden, plastered walls, textured ceiling, carpet flooring, radiators.

Kitchen 12' 4" x 7' 4" (3.76m x 2.24m)

UPVC double glazed door to rear garden, UPVC double glazed window to side, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances to include fridge, freezer, oven and hob with over head extractor hood.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to shower room and three bedrooms.

Shower Room 5' 6" x 6' 0" (1.68m x 1.84m)

UPVC double glazed window to rear, pvc panelled walls, plastered ceiling, vinyl flooring, chrome towel rail radiator, W.C, vanity wash hand basin, walk in shower cubicle.

Bedroom One 12' 10" x 12' 6" (3.92m x 3.81m)

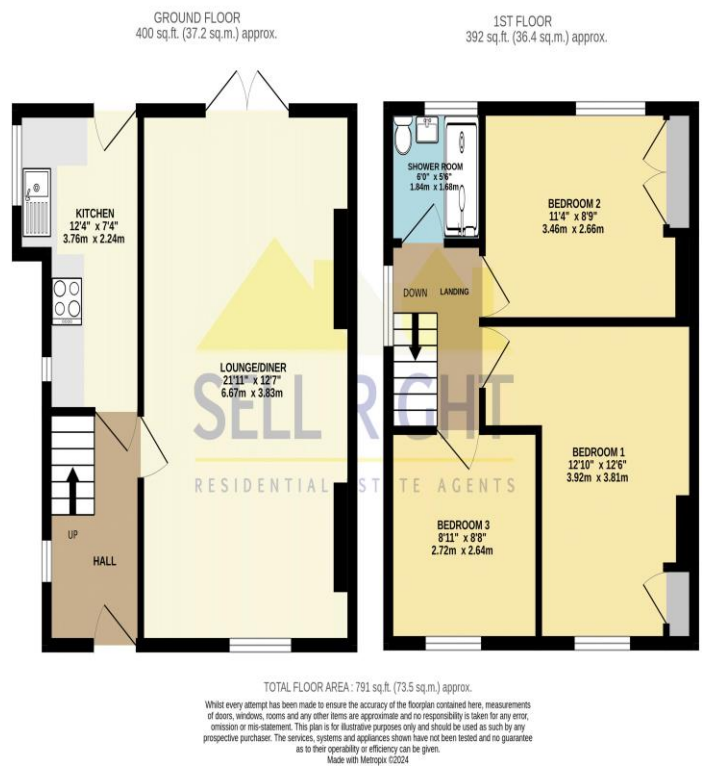
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to fitted storage.

Bedroom Two 8' 9" x 11' 4" (2.66m x 3.46m)

UPVC double glazed window to rear, papered walls, plastered ceiling, carpet flooring, radiator, door to fitted storage.

Bedroom Three 8' 8" x 8' 11" (2.64m x 2.72m)

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.