



The Ridings

Tonteg Pontypridd, CF38 1PL

£430,000

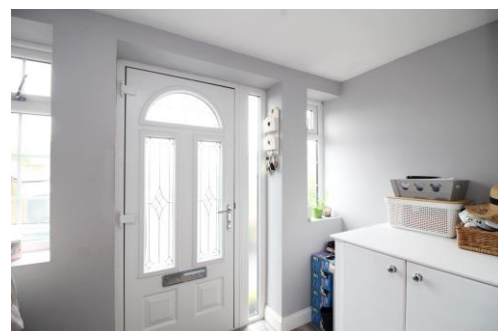
- FOUR BEDROOMS
- CORNER PLOT
- RARE TO THE MARKET
- DETACHED GARAGE
- MODERN KITCHEN/DINER
- CONTEMPORARY BATHROOM

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**** DETACHED GARAGE * SUBSTANTIALLY SIZED CORNER PLOT * FOUR BEDROOMS * WALKING DISTANCE TO SCHOOLS & AMENITIES * DESIRED LOCATION * RARE TO THE MARKET ****

Sell Right Estate Agents are pleased to bring to the market this spacious and immaculately presented four bedroom detached home located in the popular and quiet cul de sac location of Tonteg. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools as well as Gwauncelyn and Llantwit Fardre English speaking primary schools. You will also find an array of local shops, pubs and cafes within the locality as well as a small children's play park located in the corner of the street. The ground floor accommodation comprises of an entrance porch, hallway, downstairs W.C, substantially sized lounge, modern kitchen/diner and a versatile reception room which could act as a study or play room. The first floor boasts a spacious, light and airy landing area which offers access to the loft, contemporary four piece bathroom and four well proportioned bedrooms. Owing to its corner plot, the property boasts substantial grounds to the front, side and rear, offering excellent potential for further extensions subject to gaining the necessary planning permissions. Please contact Sell Right Estate Agents to book your viewing on this beautiful home.

Tenure: Freehold

Council Tax Band: F

Gross Annual Council Tax Charge: £3192.72

Parking: Off Street 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>

Entrance Hallway

UPVC double glazed windows to front, double glazed composite door to front, plastered walls and ceiling, laminate flooring, radiator, doors to downstairs W.C and hallway.

Downstairs W.C

UPVC double glazed window to hallway, plastered and tiled walls, textured ceiling, laminate flooring, W.C, vanity wash hand basin.

Hallway

Plastered walls, textured ceiling, laminate flooring, radiator, doors to kitchen/diner, lounge, study/play room, stairs to first floor landing.

Lounge 21' 0" x 11' 9" (6.39m x 3.58m)

UPVC double glazed window to front, UPVC double glazed French doors to rear garden, plastered walls and ceiling, carpet flooring, radiator.

Study/Play Room 10' 6" x 10' 6" (3.19m x 3.19m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Kitchen/Diner 18' 1" x 10' 6" (5.52m x 3.19m)

UPVC double glazed window to rear, door to side, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, sink unit with pull down mixer tap, integrated dishwasher, oven and hob with over head extractor hood.

First Floor Landing

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, doors to bathroom, four bedrooms and loft access.

Bathroom 9' 2" x 10' 6" (2.79m x 3.19m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, vanity W.C and wash hand basin unit, freestanding bath, mains shower cubicle.

Bedroom One 11' 1" x 12' 10" (3.37m x 3.90m)

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

Bedroom Two 9' 5" x 11' 9" (2.88m x 3.59m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 11' 1" x 11' 9" (3.37m x 3.59m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Four 7' 10" x 7' 5" (2.39m x 2.27m)

UPVC double glazed window to front, plastered walls, textured 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.