



Rowan Close

Penycoedcae Pontypridd, CF37 1XD

£250,000

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- THREE BEDROOMS
- CORNER PLOT
- DESIRED LOCATION
- OFF ROAD PARKING

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**** NO ONWARD CHAIN * DETACHED BUNGALOW * THREE BEDROOMS * CORNER PLOT * RARE TO THE MARKET**

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom detached bungalow in the ever desired Pen-y-coedcae area of Pontypridd. The property boasts a detached outbuilding as well as substantial outside space to the front, side and rear and offers excellent potential for further extension subject to the relevant planning permissions. The ground floor accommodation features an entrance porch, entrance hallway, kitchen, lounge, dining room, downstairs shower room and a bedroom. The first floor benefits from a landing area which offers access to two more double bedrooms and a bathroom. Please contact Sell Right Estate Agents to book your viewing on lovely bungalow.

- Tenure: Freehold
- Council Tax Band: E
- Gross Annual Council Tax Charge: £2730.24
- 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>

Entrance Porch

UPVC double glazed windows and door to front, tiled walls, pvc panelled ceiling, door to hall.

Hall

Plastered walls, textured ceiling, carpet flooring, radiator, doors to shower room, storage and lounge.

Downstairs Shower Room

UPVC double glazed window to side, plastered walls, textured ceiling, tiled flooring, W.C, wash hand basin, shower cubicle.

Lounge 17' 3" x 12' 0" (5.26m x 3.67m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to kitchen, opening to dining room.

Dining Room 8' 10" x 8' 11" (2.69m x 2.73m)

UPVC double glazed sliding doors to rear garden, papered walls, textured ceiling, carpet flooring, radiator.

Kitchen 10' 8" x 8' 2" (3.24m x 2.50m)

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

Bedroom Three 8' 10" x 11' 3" (2.69m x 3.44m)

UPVC double glazed sliding doors to rear garden, plastered walls, textured ceiling, parquet flooring, radiator.

First Floor Landing

Papered walls, textured ceiling, carpet flooring, doors to bathroom and bedrooms two.

Bathroom 4' 8" x 8' 4" (1.41m x 2.53m)

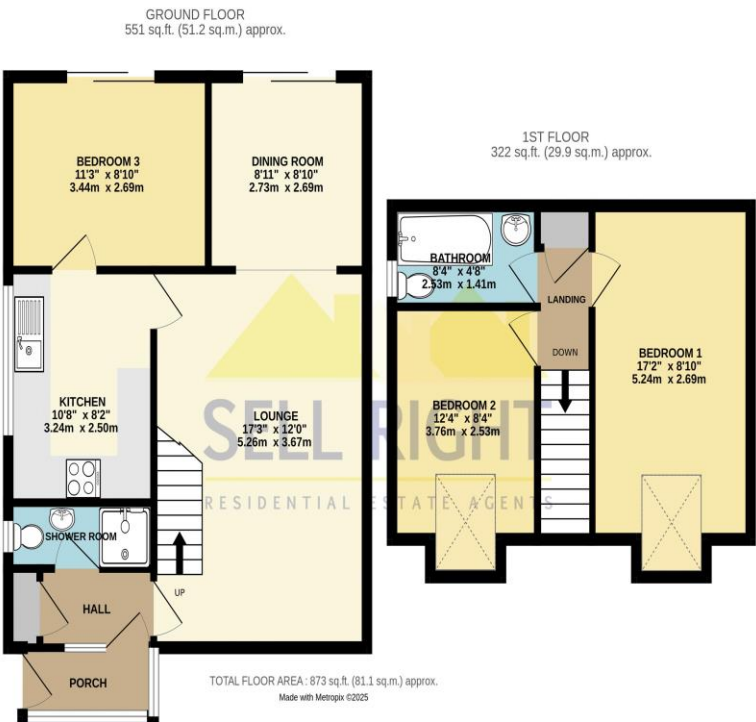
UPVC double glazed window to side, plastered and tiled walls, textured ceiling, carpet flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 17' 2" x 8' 10" (5.24m x 2.69m)

Velux window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 12' 4" x 8' 4" (3.76m x 2.53m)

Velux 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.