



## Oxford Street

Treforest Pontypridd, CF37 1RU

**£165,000**

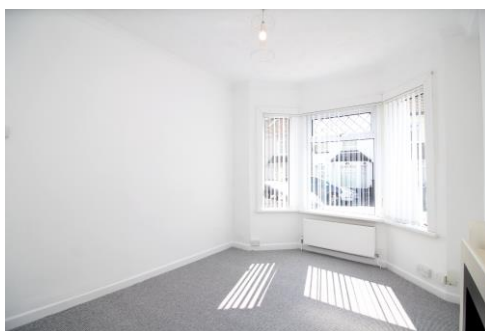
- NO ONWARD CHAIN
- WELL MAINTAINED
- FOUR BEDROOMS
- AMPLE GARDEN SPACE
- CLOSE TO AMENITIES
- WALKING DISTANCE TO TRAIN STATION

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Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom terraced property located in the Treforest area of Pontypridd. The property's convenient location allows for easy access to local shops, amenities and transport links, with Treforest Train Station being a short walk from the property allowing for easy commuter access into Cardiff city centre. The ground floor accommodation comprises of an entrance porch, hallway, lobby area, lounge/diner, kitchen and bathroom. The first floor showcases a roomy landing area which offers access to four well proportioned bedrooms. Externally the property features an ample sized and low maintenance garden to the rear with gated access to a rear lane. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

UPVC double glazed door to front, door to hallway.

Plastered walls, papered ceiling, carpet flooring, radiator, door to lounge/diner.

UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to kitchen and under stairs storage.

UPVC double glazed window to side, plastered walls, wood panelled ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, opening to rear lobby.

UPVC double glazed door to rear, plastered walls and ceiling, tiled flooring, doors to storage cupboard and bathroom.

UPVC double glazed windows to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Plastered walls and ceiling, carpet flooring, doors to four bedrooms.

Energy Efficiency Rating		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>Current</b></p> <p>71</p>	<p><b>Potential</b></p> <p>85</p>

England & Wales

EU Directive 2002/91/EC



www.epc4u.com

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in storage.

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

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

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

