



Dynea Road

Rhydyfelin Pontypridd, CF37 5DP

£249,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- SUBSTANTIALLY SIZED REAR GARDEN

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* SEMI DETACHED * OFF ROAD PARKING * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the Rhydyfelin area of Pontypridd. The property is conveniently located by being within a short distance to local supermarkets, primary and comprehensive schools. The property is also within easy reach of the A470 link road which provides excellent commuter access to a number of destinations. On the ground floor, the property benefits from a light and airy entrance hallway, sitting room, lounge and kitchen. The first floor accommodation comprises of a landing area offering access to three well proportioned bedrooms and a modern bathroom. Externally the property showcases a substantially sized, private and southwest facing garden to the rear, with the front benefiting from off road parking for multiple vehicles. The property also boasts an ample sized outbuilding with power supply and a W.C. Please contact Sell Right Estate Agents to book you viewing on this lovely home.

Tenure: Freehold
Council Tax Band: C
Annual Gross Council Tax Charge: £1985.64
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 Hallway

UPVC double glazed door to front, plastered walls and ceiling, tiled flooring, radiator, doors to sitting room, lounge and kitchen, stairs to first floor landing.

Sitting Room 9' 1" x 12' 8" (2.77m x 3.86m)

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

Lounge 10' 10" x 16' 1" (3.29m x 4.89m)

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

Kitchen 10' 10" x 6' 11" (3.29m x 2.10m)

UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, vinyl flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, door to storage cupboard.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms.

Bathroom 6' 1" x 6' 1" (1.86m x 1.86m)

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

Bedroom One 9' 0" x 13' 10" (2.75m x 4.21m)

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

Bedroom Two 10' 4" x 13' 10" (3.15m x 4.21m)

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

Bedroom Three 7' 3" x 9' 3" (2.20m x 2.83m)

UPVC double glazed window to rear, 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.