



## Cae Ffynnon

Church Village Pontypridd, CF38 1UB

**£239,950**

- THREE BEDROOMS
- DOWNSTAIRS W.C
- SPACIOUS LOUNGE/DINER
- CONSERVATORY TO REAR
- INSULATED OUTBUILDING
- SEMI DETACHED

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**\*\* CONSERVATORY TO REAR \* AMPLE OFF ROAD PARKING & GARDEN SPACE \* INSULATED OUTBUILDING SERVING AS A HOME OFFICE \* THREE BEDROOMS \* SPACIOUS LOUNGE/DINER \*\***

Sell Right Estate Agents are proud to present to the market this three bedroom semi detached property in a desired area of Church Village. The property's location lends itself to being within a stones throw away from the charming Farmers Arms Pub and a children's play park. The ground floor accommodation comprises of an entrance porch, hallway, lounge/diner, kitchen, conservatory and downstairs W.C. The first floor boasts a landing area offering access to the bathroom, three well proportioned bedrooms and the loft. Externally, the property offers ample garden space to the front and rear, off road parking and an insulated outbuilding with power supply which currently serves as a home office. Please contact Sell Right Estate Agents to book your viewing slot on this lovely home.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1964.76

Parking: Off road via driveway

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 Porch

UPVC double glazed window to side, composite door to front, textured walls and ceiling, laminate flooring, door to hallway.

### Hallway

Plastered walls, textured ceiling, laminate flooring, radiator, doors to downstairs W.C, lounge/diner and kitchen.

### Downstairs W.C

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

### Kitchen 12' 3" x 7' 6" (3.73m x 2.29m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan, door to under stairs storage.

### Lounge/Diner 23' 3" x 11' 4" (7.09m x 3.46m)

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

### Conservatory 9' 1" x 10' 4" (2.77m x 3.15m)

UPVC double glazed windows and doors to rear garden, plastered walls, tiled flooring.

### First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage, loft access.

### Bathroom 5' 6" x 6' 0" (1.665m x 1.84m)

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

### Bedroom One 11' 8" x 11' 1" (3.55m x 3.39m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, built in wardrobe space.

### Bedroom Two 8' 8" x 11' 1" (2.64m x 3.39m)

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

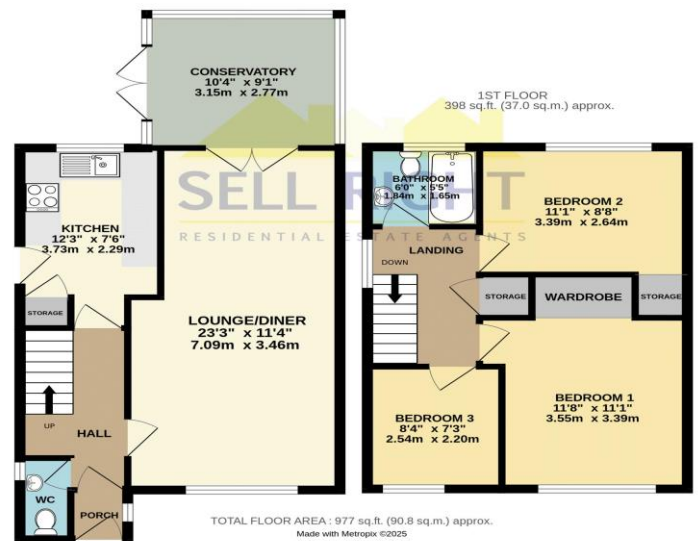
### Bedroom Three 8' 4" x 7' 3" (2.54m x 2.20m)

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

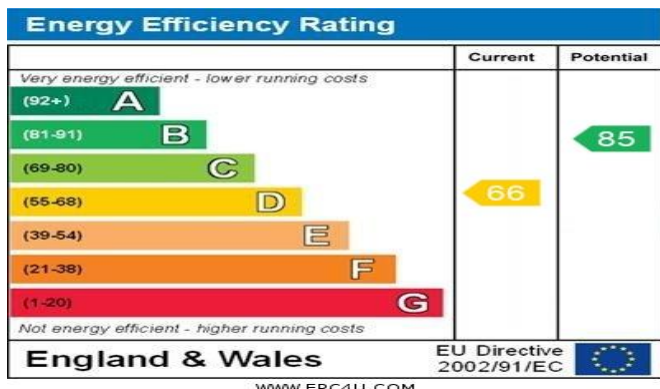
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.  
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#### DISCLAIMER

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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.