



Broadacres

Church Village Pontypridd, CF38 1BZ

£369,950

- NO ONWARD CHAIN
- FOUR BEDROOMS
- CONSERVATORY TO REAR
- SPACIOUS GARAGE
- EN-SUITE TO BEDROOM ONE
- THREE RECEPTION ROOMS

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**** NO ONWARD CHAIN * CONSERVATORY TO REAR * SPACIOUS GARAGE ** PRIVATE REAR GARDEN * IMMACULATELY PRESENTED * DESIRED LOCATION * EXCELLENT TRANSPORT LINKS * FOUR DOUBLE BEDROOMS ***

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom detached property in the ever popular Dan Y Deri area of Church Village. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools. The property is conveniently located by benefiting from easy access to the Church Village bypass. The ground floor accommodation comprises of an entrance hallway, recently renovated downstairs W.C, bay fronted lounge, dining room, kitchen/breakfast room with integrated appliances, utility room and a substantially sized conservatory. The first floor benefits from a roomy landing area which offers access to a four piece bathroom suite and the four double bedrooms with a modern en-suite to bedroom one. Externally the property benefits from a private and low maintenance garden to the rear, to the front you will find off road parking via a driveway and access to a spacious garage. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: F

Gross Annual Council Tax Charge: £3192.72

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

Double glazed composite door to front, plastered walls, textured ceiling, laminate flooring, radiator, solid oak doors to lounge, downstairs W.C, dining room, kitchen/breakfast room and under stairs storage, stairs to first floor landing.

Lounge 13' 1" x 13' 11" (3.98m x 4.23m)

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

Dining Room 11' 7" x 7' 9" (3.53m x 2.37m)

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

Downstairs W.C

UPVC double glazed window to front, plastered and tiled walls, tiled flooring, textured ceiling, chrome towel rail radiator, W.C, vanity wash hand basin with mixer tap.

Kitchen/Breakfast Room 9' 3" x 13' 7" (2.82m x 4.13m)

UPVC double glazed doors to conservatory, UPVC double glazed window to rear garden, plastered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances to include dishwasher, fridge/freezer, oven and hob with over head extractor fan, opening to utility room.

Utility Room 5' 10" x 5' 8" (1.78m x 1.73m)

UPVC double glazed door to side, plastered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, space for washing machine.

Conservatory 10' 7" x 14' 9" (3.22m x 4.50m)

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

First Floor Landing

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

Bathroom 5' 6" x 8' 2" (1.68m x 2.50m)

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

Bedroom One 13' 0" x 13' 11" (3.97m x 4.23m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to en-suite.

En-suite 6' 6" x 5' 7" (1.97m x 1.71m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, vanity wash hand basin with mixer tap, shower cubicle.

Bedroom Two 10' 8" x 10' 10" (3.25m x 3.30m)

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

Bedroom Three 9' 9" x 12' 8" (2.97m x 3.86m)

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

Bedroom Four 8' 0" x 12' 8" (2.45m x 3.86m)

UPVC double glazed windows 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.