



Ffordd Yr Ywen

Tonteg Pontypridd, CF38 1TE

£255,000

- THREE BEDROOMS
- MODERN KITCHEN
- CONSERVATORY TO REAR
- MODERNISED THROUGHOUT
- DETACHED GARAGE
- CONTEMPORARY BATHROOM

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**** THREE BEDROOMS * DETACHED GARAGE * LOW MAINTENANCE REAR GARDEN * RECENTLY RENOVATED KITCHEN AND BATHROOM * CONSERVATORY TO REAR * WELL PRESENTED ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property which also boasts a detached garage to the rear. The property is conveniently located by being within short walking distance of local amenities as well as the well thought of Gwauncelyn Primary School. The ground floor accommodation comprises of an entrance hallway, spacious lounge, dining room, contemporary kitchen and a conservatory. The first floor boasts a light and airy landing area that offers access to three well proportioned bedrooms and a recently renovated bathroom. Externally the property benefits from garden space to the front along with off road parking for multiple vehicles via a driveway. To the rear you will find an ample sized and private garden, as well as a spacious detached garage. Please contact Sell Right Estate agents to arrange your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: C
- Annual Gross 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
- 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 window and door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to kitchen and lounge, staircase with glass balustrades to first floor.

Lounge 14' 3" x 10' 6" (4.34m x 3.21m)

UPVC double glazed window to front, plastered and papered walls, laminate flooring, radiator, opening to dining room.

Dining Room 9' 0" x 8' 4" (2.75m x 2.55m)

Plastered walls, textured ceiling, laminate flooring, radiator, doors to kitchen and conservatory.

Conservatory 7' 7" x 10' 3" (2.32m x 3.12m)

UPVC double glazed windows and door to rear garden, tiled flooring.

Kitchen 10' 0" x 8' 0" (3.06m x 2.44m)

UPVC double glazed door to side, UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit.

First Floor Landing

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

Bathroom 5' 5" x 5' 10" (1.66m x 1.79m)

UPVC double glaze window to rear, tiled walls and flooring, PVC panelled ceiling, chrome towel rail radiator, W.C, vanity wash hand basin with mixer tap, panelled bath with over head shower and glass side screen.

Bedroom One 11' 11" x 10' 7" (3.62m x 3.23m)

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

Bedroom Two 8' 8" x 10' 7" (2.65m x 3.23m)

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

Bedroom Three 8' 4" x 8' 2" (2.53m x 2.50m)

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

