





Ffordd Yr Ywen

Tonteg Pontypridd, CF38 1TE

£255,000

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

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20] Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC

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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.

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.