



Heol Y Fro

Church Village Pontypridd, CF38 1UD

£374,950

- FOUR/FIVE BEDROOMS
- EN-SUITE TO MASTER
- CORNER PLOT
- SPACIOUS LOUNGE
- MODERN KITCHEN
- DETACHED

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**** FOUR/FIVE BEDROOMS * RECENTLY RENOVATED EN-SUITE TO BEDROOM ONE * MODERN BATHROOM * STUDY ROOM * SPACIOUS LOUNGE * EXTENDED * AMPLE OFF ROAD PARKING ****

Sell Right Estate Agents are proud to present to the market this four/five bedroom detached property in a desired area of Church Village. The property's location lends itself to being within a short walk from amenities such the charming Farmers Arms Pub as well as the Welsh speaking Garth Olwg primary and secondary schools and the English speaking Llanwit Fardre Primary School. This family friendly property also benefits from a small children's play park being immediately adjacent to the property. The property's amply sized plot offers fantastic garden space to the front and rear as well as off road parking for multiple vehicles to the front aspect. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, inner hallway, sitting room/bedroom five, lounge, study, dining room, contemporary shaker style kitchen with solid wood worktops and a handy utility room which houses the combi boiler. The first floor benefits from a landing area which offers access to the loft, modern shower room and four well proportioned bedrooms with a dressing room and a stylish en-suite being found in the bedroom one. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
Council Tax Band: E
Gross Annual Council Tax Charge: £2701.53
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>

Hall
UPVC double glazed door to side, plastered walls and ceiling, carpet flooring, doors to downstairs W.C and inner hallway.

Downstairs W.C
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, W.C, wash hand basin.

Inner Hallway
Plastered walls and ceiling, carpet flooring, doors to sitting room/bedroom five and lounge, stairs to first floor landing.

Sitting Room/Bedroom Five 10' 2" x 7' 9" (3.10m x 2.35m)
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

Lounge 16' 9" x 16' 9" (5.11m x 5.11m)
UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, radiator, doors to study and dining room.

Study 6' 3" x 7' 10" (1.90m x 2.38m)
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Dining Room 10' 7" x 9' 7" (3.23m x 2.92m)
UPVC double glazed patio doors to rear, plastered walls and ceiling, tiled flooring, radiator, archway to kitchen.

Kitchen 13' 1" x 8' 0" (3.99m x 2.44m)
UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with solid wood work tops and tiled splash backs, sink unit with mixer tap, integrated dishwasher, washing machine, oven and gas hob with over head extractor hood, door to utility room.

Utility Room
Plastered walls and ceiling, wall mounted combi boiler.

First Floor Landing
Plastered walls, textured ceiling, carpet flooring, loft access, doors to bathroom, four bedrooms and built in storage.

Shower Room 5' 5" x 7' 3" (1.64m x 2.21m)
UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, walk in shower cubicle.

Bedroom One 11' 7" x 7' 9" (3.54m x 2.36m)
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, opening to dressing room.

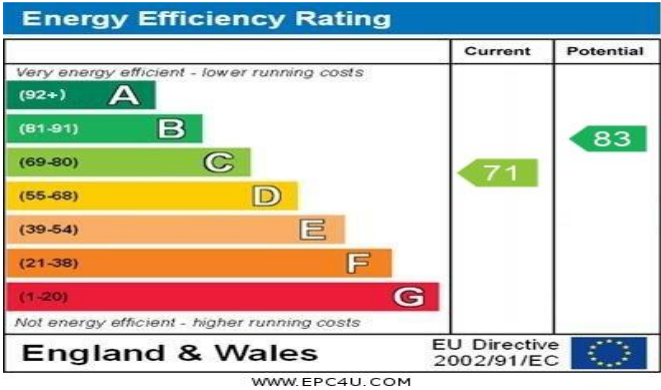
Dressing Room 4' 9" x 4' 9" (1.46m x 1.45m)
UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, loft access, door to en-suite.

En-suite 6' 3" x 7' 9" (1.91m x 2.36m)
UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, free standing bath with over head shower and glass side screen.

Bedroom Two 11' 10" x 10' 3" (3.60m x 3.12m)
UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Three 11' 3" x 10' 3" (3.43m x 3.12m)
UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Four 7' 7" x 6' 9" (2.32m x 2.06m)
UPVC double glazed window to rear, plastered walls, textured ceiling, laminate 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.