



## Cilfynydd Road

Cilfynydd Pontypridd, CF37 4NG

**£136,950**

- NO ONWARD CHAIN
- TWO BEDROOMS
- VIEWS TO FRONT
- RECENTLY RENOVATED THROUGHOUT
- TWO EN-SUITES
- TWO CONSERVATORIES

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**\*\* MODERNISED THROUGHOUT \* NO ONWARD CHAIN \* GROUND FLOOR APARTMENT \* STUNNING VIEWS TO FRONT \* AMPLE GARDEN SPACE \* CONTEMPORARY KITCHEN \* TWO CONSERVATORIES \* TWO MODERN EN-SUITES \* TWO BEDROOMS \*\***

Sell Right Estate Agents are proud to present to the market this fully modernised two bedroom ground floor apartment in the Cilfynydd area of Pontypridd. The property benefits from an array of tasteful features and is conveniently located by being within close proximity to local schools, amenities and transport links. The accommodation showcases from two conservatories, a modern kitchen, spacious lounge and two bedrooms both benefiting from en-suites. Externally property consists of a stylishly decorated and low maintenance garden to the front with stunning valley-side views. To the rear you will find a charming patio area which would be perfect for hosting barbeques. Please contact Sell Right Estate Agents to book you viewing on this lovely property.

Tenure: Leasehold

Lease term remaining: 125 years

Ground rent: £0 per year

Service charges: £75 per month

Council Tax Band: B

Annual Gross Council Tax Charge: £1737.42

Parking: On Street

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>

**Side Conservatory** 12' 2" x 5' 6" (3.71m x 1.67m)

UPVC double glazed windows to side front and rear, UPVC double glazed door to front, plastered walls and ceiling, vinyl flooring, radiator, door to kitchen.

**Kitchen** 12' 6" x 9' 2" (3.80m x 2.80m)

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, integrated oven and hob with over head extractor hood, sink unit with mixer tap, door to bedroom two, opening to lounge.

**Lounge** 10' 11" x 14' 8" (3.33m x 4.48m)

Plastered walls and ceiling, carpet flooring, radiator, doors to bedroom and one and front conservatory.

**Front Conservatory** 8' 8" x 14' 1" (2.65m x 4.28m)

UPVC double glazed windows to front and side, UPVC double glazed doors to front, plastered walls and ceiling, carpet flooring, radiator.

**Bedroom One** 10' 1" x 10' 7" (3.08m x 3.23m)

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

**En-suite One** 8' 0" x 3' 5" (2.44m x 1.05m)

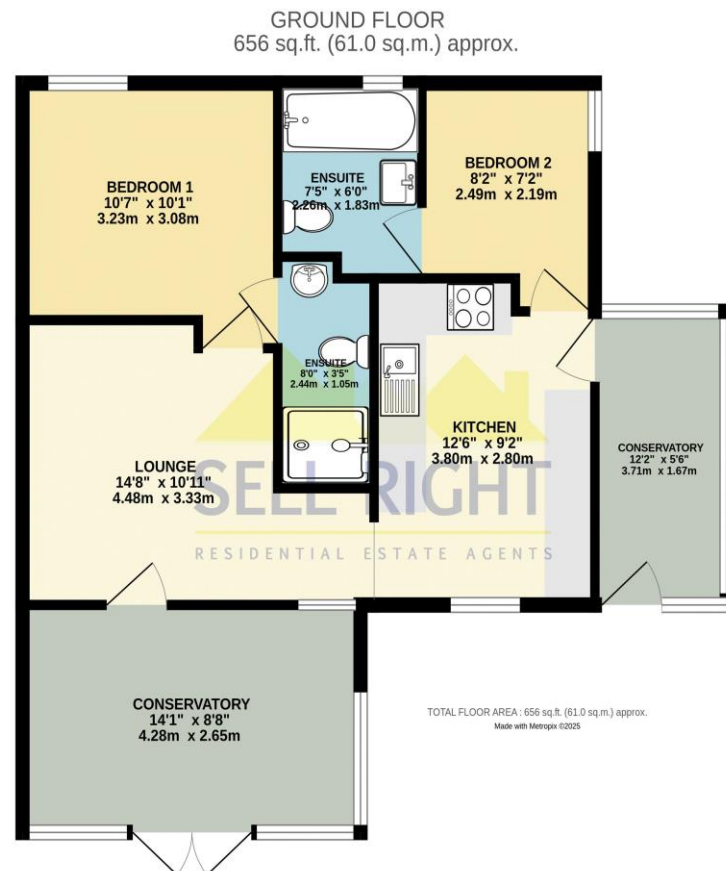
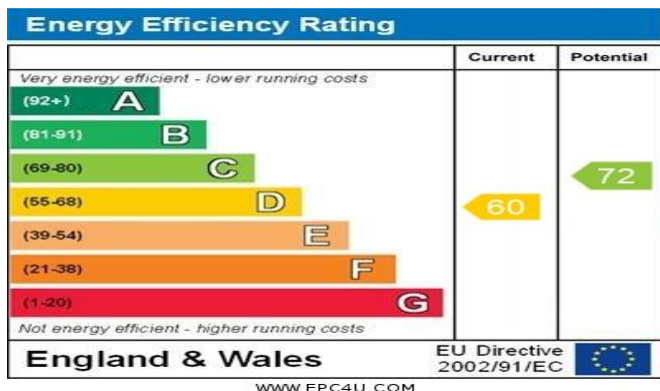
Plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, vanity wash hand basin with mixer tap, shower cubicle.

**Bedroom Two** 8' 2" x 7' 2" (2.49m x 2.19m)

UPVC double glazed window to side, plastered walls and ceiling, radiator, door to en-suite bathroom.

**En-suite Two** 7' 5" x 6' 0" (2.26m x 1.83m)

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



**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.