



Dyffryn Crescent

Rhydyfelin Pontypridd, CF37 5RU

£199,950

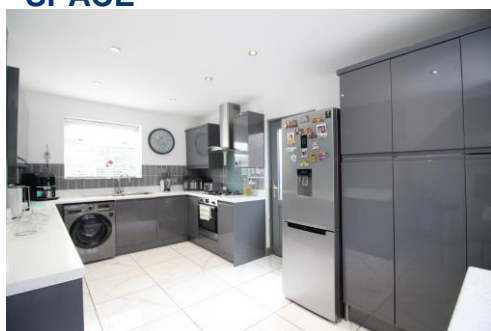
- THREE BEDROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- SPACIOUS LOUNGE
- SEMI DETACHED
- AMPLE GARDEN SPACE

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**** MODERN KITCHEN/DINER * CONTEMPORARY BATHROOM * SPACIOUS REAR GARDEN * THREE BEDROOMS ****

Sell Right Estate Agents are pleased to bring to the market this spacious and modernised three bedroom semi detached property in the Rhydyfelin area of Pontypridd. The property's location allows for easy access to local amenities, schools and public transport links. The ground floor accommodation comprises of an entrance hallway, spacious lounge and a modern kitchen/diner. The first floor benefits from a landing area that offers access to a loft, three well proportioned bedrooms and the contemporary bathroom. Externally the property boasts ample garden space to the front and rear with the rear being of a substantial size. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: B
- Gross Annual Council Tax Charge: £1737.42
- Parking: On street
- 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 and ceiling, tiled flooring, radiator, door to lounge.

Lounge 16' 6" x 10' 9" (5.02m x 3.27m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, laminate flooring, radiator, door to kitchen/diner.

Kitchen/Diner 16' 6" x 13' 9" (5.02m x 4.20m)

UPVC double glazed windows to front and rear, UPVC double glazed door to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, door to under stairs storage.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, loft access, doors to bathroom, three bedrooms and built in storage.

Bathroom 5' 9" x 6' 11" (1.75m x 2.11m)

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

Bedroom One 16' 6" x 9' 3" (5.02m x 2.83m)

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

Bedroom Two 8' 5" x 8' 3" (2.56m x 2.52m)

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

Bedroom Three 7' 9" x 8' 3" (2.36m x 2.52m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

