



## Parc Y Dyffryn

Rhydyfelin Pontypridd, CF37 5RZ

**£359,950**

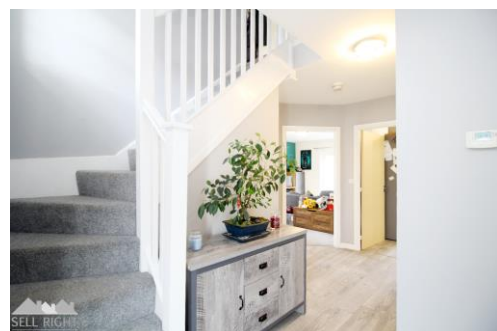
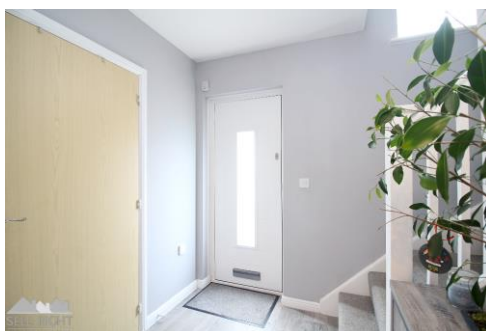
- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- MODERN THROUGHOUT
- DETACHED GARAGE
- EN-SUITE TO BEDROOM ONE
- EXCELLENT TRANSPORT

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**\*\* WELL PRESENTED \* TWO RECEPTION ROOMS \* EN-SUITE TO BEDROOM ONE \* OFF ROAD PARKING \* DETACHED GARAGE**

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Sell Right Estate Agents are proud to present to the market this modern four bedroom detached property in a popular development of Rhydyfelin. The property's convenient location lends itself to superb transport links via the A470 link road, bus links and Treforest train station, as well as being within walking distance of Hawthorn High School & Cardinal Newman Roman Catholic School. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, lounge, sitting room, contemporary kitchen and a utility room. The first floor comprises of a landing area, four bedrooms, bathroom and an en-suite to bedroom one. Externally the property benefits from a well maintained gardens to the front and rear with ample off road parking provided via a driveway and a detached garage. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold  
Council Tax Band: F  
Gross Annual Council Tax Charge: £3226.65  
Parking: Off road via driveway  
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>

**Entrance Hallway**

Double glazed composite door to front, UPVC double glazed window to front, plastered walls and ceiling, tiled flooring, radiator, doors to downstairs W.C, lounge, sitting room, kitchen and under stairs storage.

**Downstairs W.C** 6' 4" x 3' 3" (1.92m x 0.98m)

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, W.C, wash hand basin.

**Sitting Room** 13' 6" x 8' 10" (4.11m x 2.69m)

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

**Lounge** 14' 6" x 11' 4" (4.43m x 3.45m)

UPVC double glazed doors to rear, plastered walls and ceiling, carpet flooring, radiator.

**Kitchen** 12' 0" x 10' 8" (3.65m x 3.24m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, opening to utility room.

**Utility Room** 6' 10" x 6' 2" (2.09m x 1.87m)

Double glazed door to side, plastered walls and ceiling, tiled flooring, base units with laminate work tops.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, doors to bathroom and four bedrooms.

**Bathroom** 6' 10" x 6' 5" (2.08m x 1.95m)

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

**Bedroom One** 10' 9" x 12' 3" (3.27m x 3.73m)

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

**En-suite** 5' 5" x 6' 4" (1.66m x 1.93m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, shower cubicle.

**Bedroom Two** 13' 9" x 8' 11" (4.20m x 2.71m)

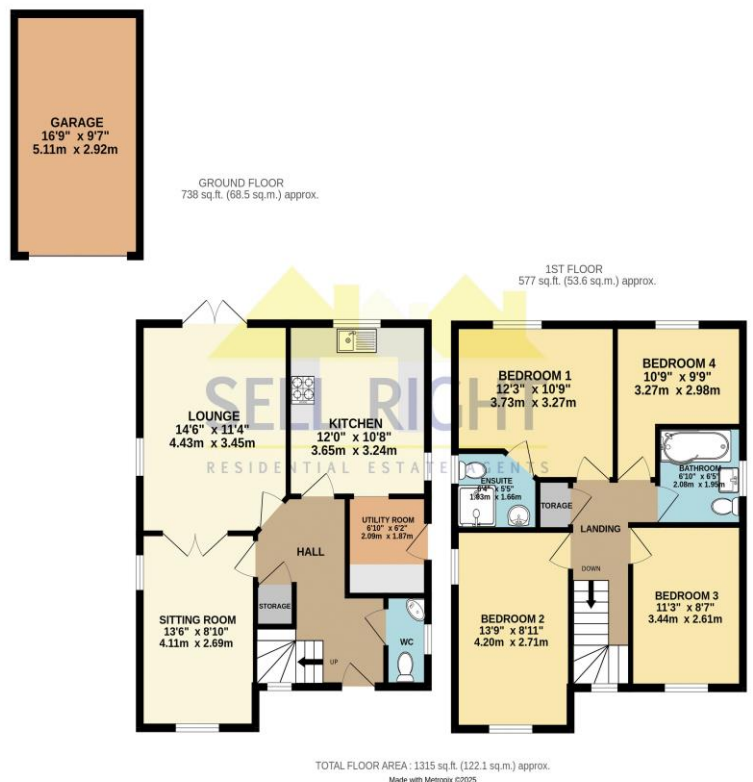
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

**Bedroom Three** 11' 3" x 8' 7" (3.44m x 2.61m)

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

**Bedroom Four** 10' 9" x 9' 9" (3.27m x 2.98m)

UPVC double glazed window to rear, plastered walls and 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.

**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.