



Lewis Street

Church Village Pontypridd, CF38 1BY

£149,950

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS BATHROOM
- COMBI BOILER
- GARAGE TO REAR

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * TWO RECEPTION ROOMS * OFF ROAD PARKING * GARAGE TO REAR * MODERN COMBI BOILER ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom mid terrace property in Church Village. The property is located within close proximity to the centre Church Village and the array of amenities and schools that can be found therein. The ground floor accommodation comprises of an entrance hallway, sitting room, lounge and kitchen. The first floor benefits from a landing area which offers access to a bathroom and two double bedrooms. Externally the property boasts ample garden space, two outbuildings, as well as off road parking via a garage. Please contact Sell Right Estate Agents to book your viewing

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1964.76

Parking: Off road via garage

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

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

Lounge 12' 1" x 17' 2" (3.68m x 5.24m)

Windows and door to kitchen, papered walls and ceiling, carpet flooring, radiator, opening to sitting room.

Sitting Room 9' 1" x 10' 10" (2.77m x 3.30m)

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

Kitchen 7' 4" x 14' 0" (2.24m x 4.26m)

UPVC double glazed window and door to rear garden, papered and tiled walls, papered ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit, doors to fitted storage.

First Floor Landing

Papered walls and ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 8' 6" x 6' 7" (2.60m x 2.01m)

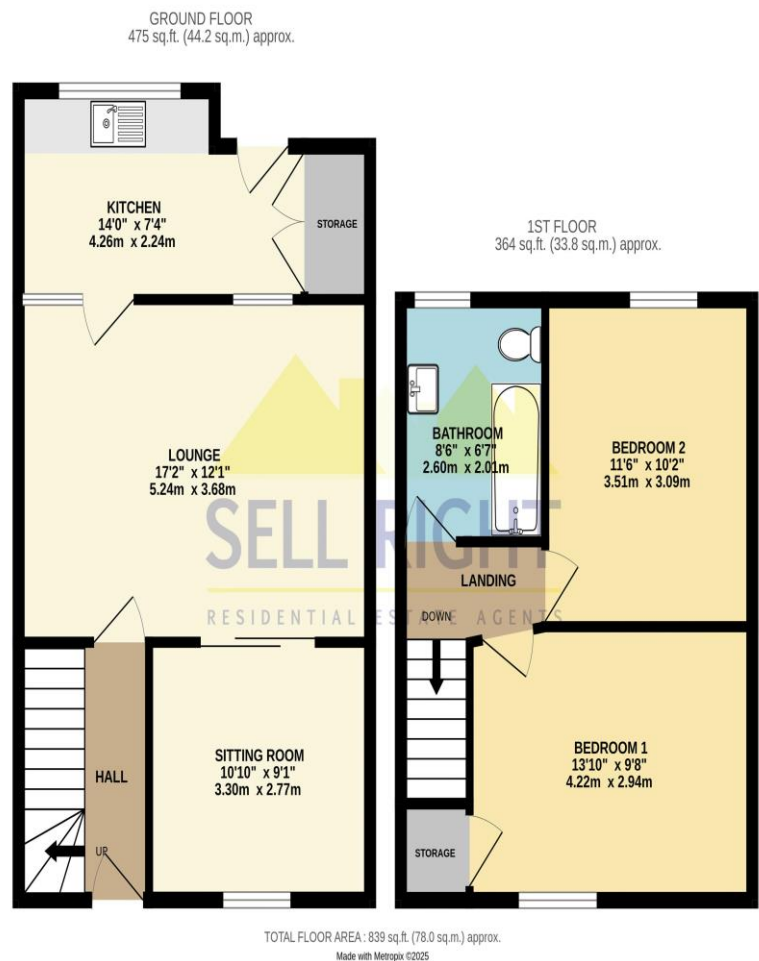
UPVC double glazed window to rear, papered and tiled walls, papered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 9' 8" x 13' 10" (2.94m x 4.22m)

UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 11' 7" x 10' 2" (3.53m x 3.09m)

UPVC double glazed window to rear, papered walls and ceiling, carpet flooring, radiator, combi boiler.



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.