



Bonvilston Road

Trallwn Pontypridd, CF37 4RG

£139,950

- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- EXCELLENT TRANSPORT LINKS
- COMBI BOILER
- CLOSE TO TOWN CENTRE
- CONTEMPORARY KITCHEN

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**** EXCELLENT TRANSPORT LINKS * SPACIOUS LOUNGE/DINER * THREE BEDROOMS * COMBI BOILER ****

Sell Right Estate Agents are pleased to bring to the market this, three bedroom, terraced property in the popular location Trallwn area of Pontypridd. The property's location is well served by being within close proximity to local schools and amenities as well as being within a short distance to Pontypridd town centre and the A470 link road. The ground floor accommodation comprises of an entrance hallway, lounge/diner, kitchen, rear lobby and bathroom. The first floor benefits from a landing area offering access to the three bedrooms. Externally the property boasts an enclosed and gated courtyard to the rear with gated side access to the front of the property. Please contact Sell Right Estate Agents to book your viewing.

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 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 door to front, plastered walls and ceiling, laminate flooring, door to lounge/diner.

Lounge/Diner 20' 8" x 13' 8" (6.31m x 4.16m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, door to kitchen, stairs to first floor landing.

Kitchen 7' 4" x 13' 5" (2.23m x 4.09m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, opening to rear lobby.

Rear Lobby

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, door to bathroom.

Bathroom 5' 7" x 8' 4" (1.69m x 2.54m)

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

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 12' 1" x 8' 0" (3.69m x 2.43m)

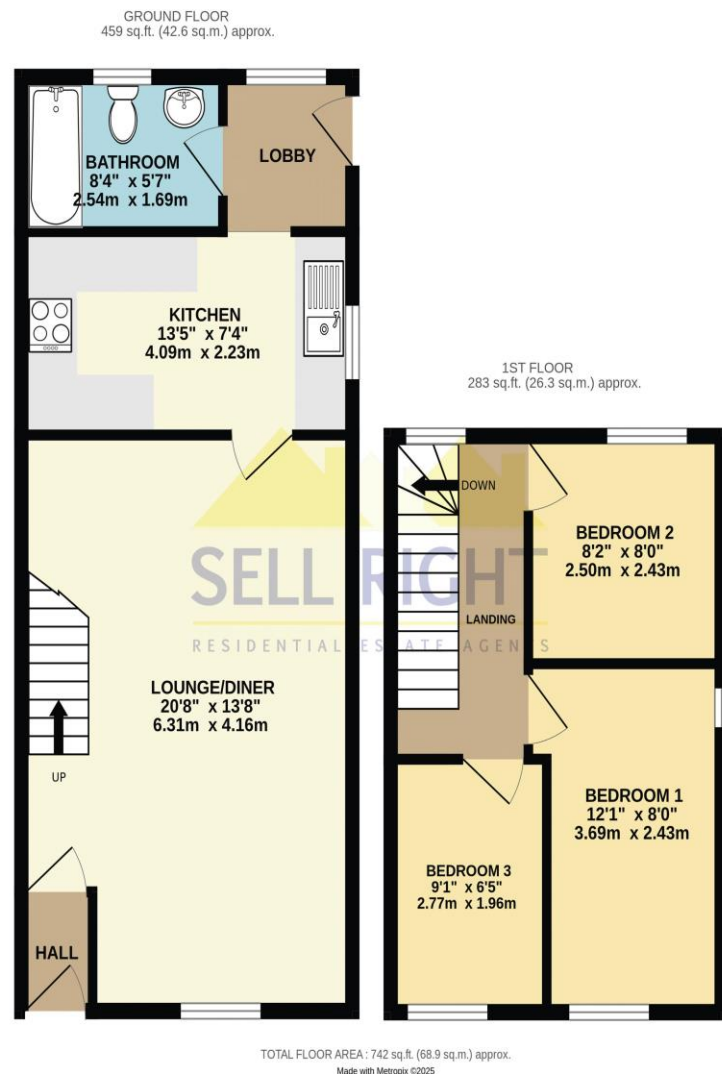
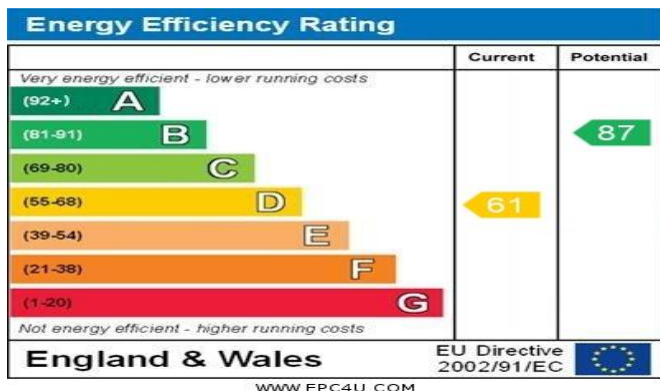
UPVC double glazed window to front and side, plastered and papered walls, plastered ceiling, carpet flooring, radiator.

Bedroom Two 8' 2" x 8' 0" (2.50m x 2.43m)

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

Bedroom Three 9' 1" x 6' 5" (2.77m x 1.96m)

UPVC double glazed window to front, 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.