



Ynyslyn Road

Hawthorn Pontypridd, CF37 5AR

£239,950

- THREE BEDROOMS
- CORNER PLOT
- OFF ROAD PARKING
- MODERN KITCHEN
- TWO BATHROOMS
- SPACIOUS LOUNGE/DINER

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**** CORNER PLOT * MODERN KITCHEN * TWO BATHROOMS * THREE BEDROOMS * OFF ROAD PARKING ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom terraced property in the popular Hawthorn 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/diner, modern kitchen and a bathroom. The first floor benefits from a landing area that offers access to a loft, three well proportioned bedrooms and the shower room. Externally the property boasts ample garden space to the front, side and rear with the side benefiting from gated off road parking as well as showcasing two substantially sized summer houses. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1985.64

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

UPVC double glazed door to front, UPVC double glazed window to side, textured and plastered walls, textured ceiling, wood flooring, radiator, door to lounge/diner, openings to under stairs storage and kitchen.

Lounge/Diner 21' 11" x 12' 6" (6.68m x 3.81m)

UPVC double glazed window to front, UPVC double glazed patio doors to rear, plastered walls and ceiling, wood flooring, radiator.

Kitchen 18' 0" x 7' 0" (5.48m x 2.13m)

UPVC double glazed window to side, UPVC double glazed door to rear garden, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, Belfast sink unit, integrated oven and gas hob with over head extractor hood, door to bathroom.

Bathroom 5' 4" x 5' 11" (1.63m x 1.80m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, W.C, wash hand basin, free standing bath with hand held shower.

First Floor Landing

UPVC double glazed window to side, textured walls and ceiling, doors to shower room and three bedrooms.

Shower Room 5' 7" x 6' 1" (1.69m x 1.85m)

UPVC double glazed window to rear, tiled walls, vinyl flooring, W.C, wash hand basin, shower cubicle.

Bedroom One 12' 10" x 11' 5" (3.92m x 3.48m)

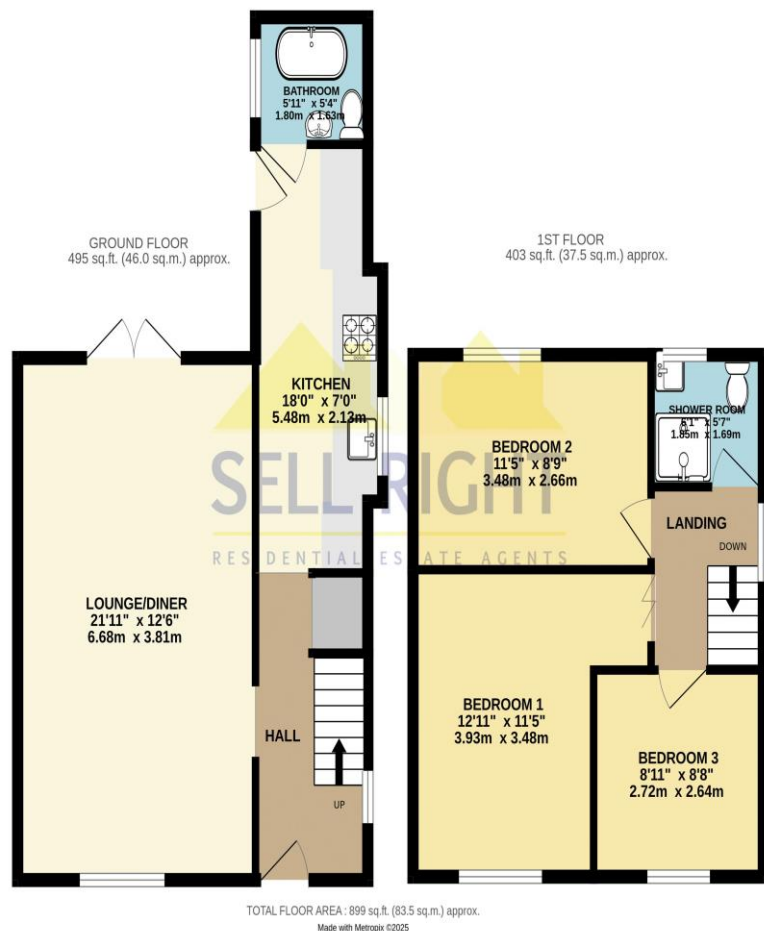
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Two 8' 9" x 11' 5" (2.66m x 3.48m)

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

Bedroom Three 8' 8" x 8' 11" (2.64m x 2.72m)

UPVC double glazed window to front, textured walls, papered 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.