



Bonvilston Road

Trallwn Pontypridd, CF37 4RE

£149,950

- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING TO REAR
- UPSTAIRS BATHROOM
- END OF TERRACE

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**** NO ONWARD CHAIN * FOUR BEDROOMS * TWO RECEPTION ROOMS * OFF ROAD PARKING * END OF TERRACE
* UPSTAIRS BATHROOM * CLOSE TO TOWN CENTRE ****

Sell Right Estate Agents are pleased to bring to the market this four bedroom end of terrace property in the popular Trallwn area of Pontypridd. The property's location is well served by being within close proximity to local schools and amenities, the A470 link road as well as being within walking distance to Pontypridd town centre. The ground floor accommodation comprises of an entrance porch, spacious lounge, kitchen, dining room and laundry room. The first floor benefits from a landing area offering access to the bathroom and four well proportioned bedrooms. Externally the property a patio and off road parking to the rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1737.42

Parking: Off road via rear 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 Porch

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, door to lounge.

Lounge 19' 10" x 14' 8" (6.05m x 4.48m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, door to dining room.

Dining Room 14' 10" x 7' 6" (4.52m x 2.29m)

UPVC double glazed doors to rear, plastered walls and ceiling, laminate flooring, radiator, door to laundry room, opening to kitchen.

Kitchen 9' 0" x 7' 7" (2.75m x 2.31m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated double oven and gas hob with over head extractor fan.

First Floor Landing

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

Bathroom 8' 0" x 8' 11" (2.43m x 2.73m)

UPVC double glazed window to side, plastered and tiled walls, textured ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath with over head shower, door to fitted storage.

Bedroom One 14' 11" x 8' 3" (4.55m x 2.52m)

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

Bedroom Two 11' 7" x 6' 11" (3.54m x 2.12m)

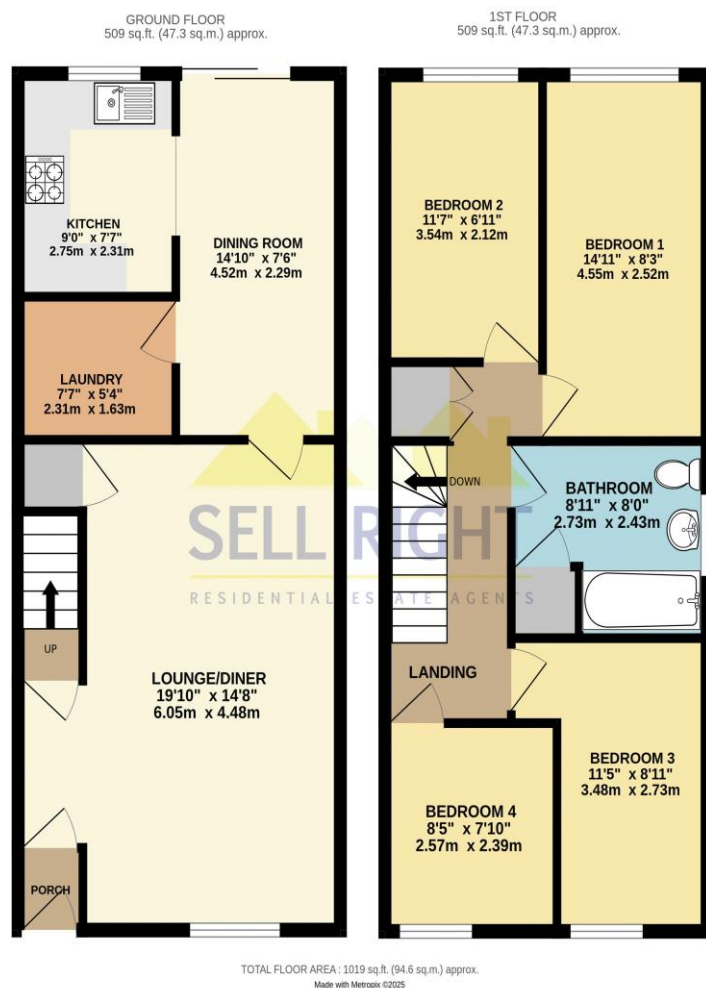
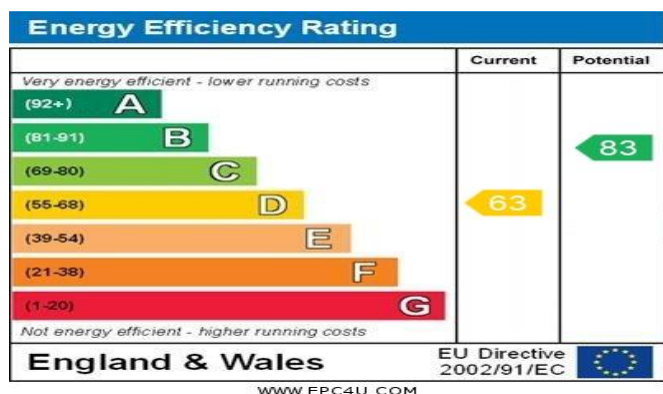
UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Three 11' 5" x 8' 11" (3.48m x 2.73m)

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

Bedroom Four 8' 5" x 7' 10" (2.57m x 2.39m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate 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.