



Poplar Road

Rhydyfelin Pontypridd, CF37 5LS

£195,000

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- SUBSTANTIAL CORNER PLOT
- AMPLE SIZED KITCHEN
- SPACIOUS LOUNGE
- SEMI DETACHED

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**** NO ONWARD CHAIN * THREE DOUBLE BEDROOMS * SEMI DETACHED * SUBSTANTIALLY SIZED CORNER PLOT ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property in the Rhydyfelin area of Pontypridd. The property is conveniently located by being within close distance to local amenities as well as being within walking distance to Hawthorn Leisure Centre. On the ground floor the property benefits from a spacious lounge, kitchen, lobby area and bathroom. The first floor accommodation comprises of a landing area offering access to three well proportioned bedrooms and the loft. Externally the property boasts ample garden space to the front and rear with potential to have off road parking to the front. Please contact Sell Right Estate Agents to book you viewing.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1985.64
- 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 window and door to front, plastered walls and ceiling, carpet flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 12' 10" x 14' 9" (3.90m x 4.50m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to kitchen and lobby area which leads on to the bathroom.

Kitchen 9' 4" x 12' 5" (2.85m x 3.78m)

UPVC double glazed window and door to rear, plastered and tiled walls, plastered ceiling, vinyl 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 hood.

Lobby

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, door to bathroom.

Bathroom 8' 11" x 5' 3" (2.73m x 1.60m)

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

First Floor Landing

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

Bedroom One 10' 1" x 15' 1" (3.07m x 4.59m)

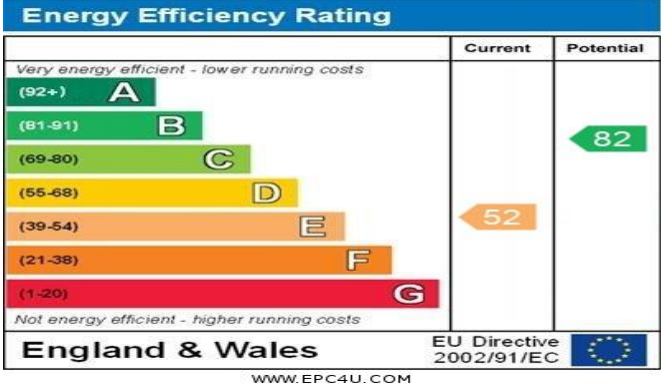
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 12' 6" x 9' 11" (3.80m x 3.03m)

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

Bedroom Three 9' 2" x 7' 10" (2.80m x 2.40m)

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.