



## Bedw Road

Cilfynydd Pontypridd, CF37 4NU

**£145,000**

- NO ONWARD CHAIN
- TWO BEDROOMS
- MODERN KITCHEN
- TASTEFUL DECOR
- VIEWS TO FRONT
- TWO RECEPTION ROOMS

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**\*\* NO ONWARD CHAIN \* MODERN KITCHEN \* TASTEFUL DECOR \* TWO BEDROOMS \* TWO RECEPTION ROOMS \*\***

Sell Right Estate Agents are proud to present to the market this tastefully decorated two bedroom mid terrace property in the Cilfynydd area of Pontypridd. The property's elevated position allows itself to have beautiful views to the front aspect. The property is conveniently located near to local amenities, schools and transport links, as well as the A470 link road providing excellent commuter access. The ground floor accommodation comprises of an entrance hallway, lounge, dining room and modern kitchen. The first floor boasts a landing area offering access to the loft and two bedrooms, with bedroom one showcasing a dressing room. Externally the property benefits from garden space to the front and rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

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, tiled flooring, radiator, door to dining room, stairs to first floor landing.

### Dining Room 11' 6" x 12' 8" (3.50m x 3.87m)

Plastered walls and ceiling, tiled flooring, radiator, doors to under stairs storage and kitchen, opening to lounge.

### Lounge 9' 9" x 11' 9" (2.98m x 3.58m)

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

### Kitchen 12' 1" x 15' 1" (3.68m x 4.61m)

UPVC double glazed window and door to rear, 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.

### First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to bathroom and two bedrooms, loft access.

### Bathroom 5' 7" x 9' 8" (1.71m x 2.95m)

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

### Bedroom One 15' 11" x 9' 8" (4.84m x 2.95m)

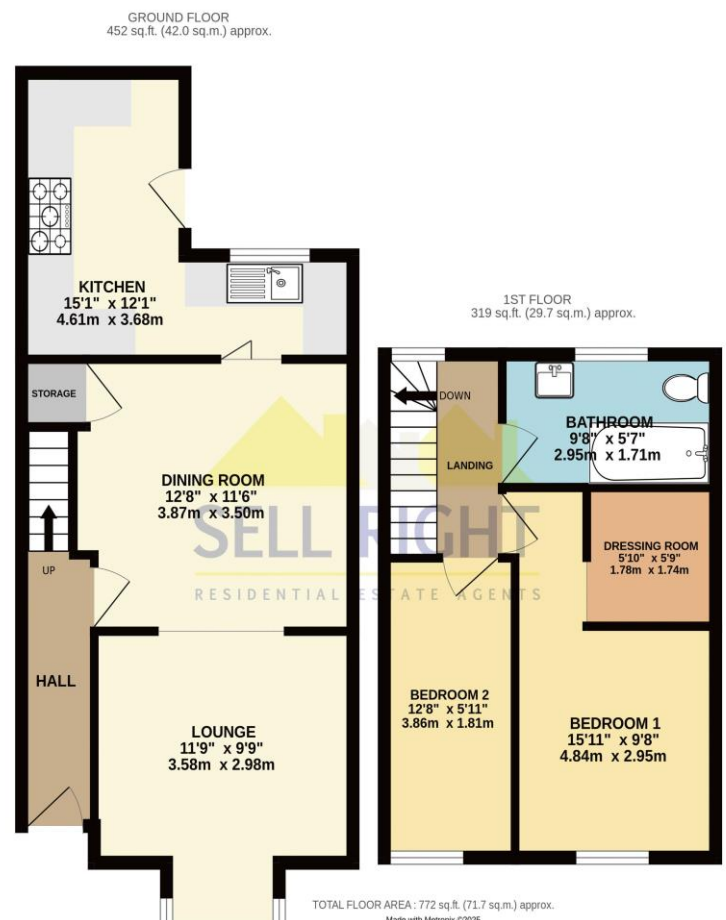
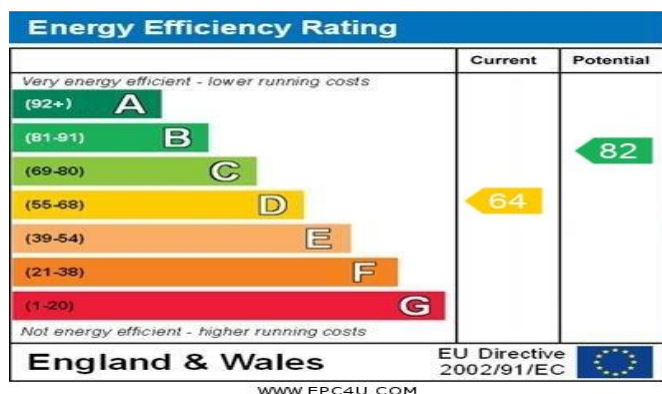
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, opening to dressing room.

### Dressing Room 5' 9" x 5' 10" (1.74m x 1.78m)

Plastered walls and ceiling, laminate flooring.

### Bedroom Two 12' 8" x 5' 11" (3.86m x 1.81m)

UPVC double glazed window to front, plastered and papered walls, papered 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.