



## Dyffryn Crescent

Rhydyfelin Pontypridd, CF37 5RU

**£175,000**

- NO ONWARD CHAIN
- THREE BEDROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- AMPLE GARDEN SPACE
- VIEWS TO FRONT

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## \*\* MODERN KITCHEN \* CONTEMPORARY BATHROOM \* SPACIOUS REAR GARDEN \* THREE BEDROOMS \*\*

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the Rhydyfelin 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, modern kitchen and a contemporary bathroom. The first floor benefits from a landing area that offers access to a loft, and three well proportioned bedrooms. Externally the property boasts ample 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

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>

### Hallway

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, doors to bathroom and lounge, stairs to first floor landing.

### Bathroom 5' 9" x 7' 0" (1.74m x 2.14m)

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

### Lounge 16' 5" x 10' 10" (5.00m x 3.31m)

UPVC double glazed windows to front and rear, plastered and papered walls, plastered ceiling, laminate flooring, radiator, door to kitchen.

### Kitchen 16' 5" x 13' 9" (5.00m x 4.18m)

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

### First Floor Landing

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

### Bedroom One 16' 5" x 10' 6" (5.00m x 3.21m)

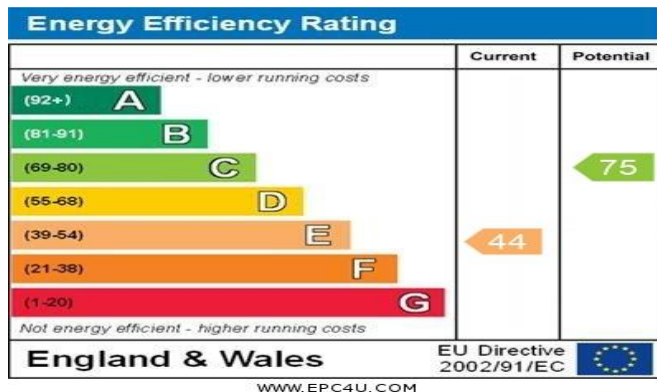
UPVC double glazed windows to front and rear, papered walls, plastered ceiling, carpet flooring, radiator, door to built in storage.

### Bedroom Two 8' 6" x 14' 6" (2.59m x 4.43m)

UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator, doors to built in storage cupboards.

### Bedroom Three 7' 9" x 8' 4" (2.35m x 2.54m)

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



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

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#### DISCLAIMER

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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.