



## Moorland Heights

Pontypridd, CF37 4AQ

**£170,000**

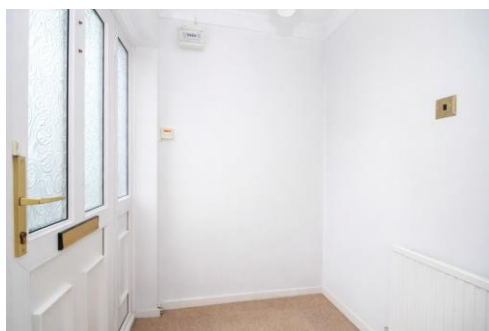
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- DETACHED GARAGE
- SPACIOUS LOUNGE
- DESIRED LOCATION

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**\*\* SEMI DETACHED BUNGALOW \* DESIRED LOCATION \* DETACHED GARAGE \* TWO BEDROOMS \* OFF ROAD PARKING \* NO ONWARD CHAIN \*\***

Sell Right Estate Agents are pleased to bring to the market this two bedroom semi detached bungalow in the ever popular Pontypridd Common area. The accommodation briefly features an entrance hallway, lounge, lobby area, kitchen and two double bedrooms. Externally the property benefits from low maintenance gardens to the front and rear with the rear garden being private. Please contact Sell Right Estate Agents to book your viewing on this bungalow with fantastic potential.

Tenure: Freehold

Council Tax Band: D

Annual Gross Council Tax Charge: £2233.83

Parking: Off road via driveway

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>

### Entrance Hallway

UPVC double glazed windows and door to front, plastered walls, textured ceiling, carpet flooring, door to lounge.

### Lounge 16' 11" x 14' 10" (5.15m x 4.51m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to kitchen and lobby area.

### Kitchen 9' 4" x 7' 10" (2.85m x 2.40m)

UPVC double glazed window and door to side, plastered walls, textured ceiling, vinyl flooring, wall and base units with laminate work tops, stainless steel sink unit.

### Lobby

Plastered walls, textured ceiling, loft access, doors to bathroom and two bedrooms.

### Bathroom 6' 1" x 7' 10" (1.85m x 2.40m)

UPVC double glazed window to side, tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen, door to built in storage.

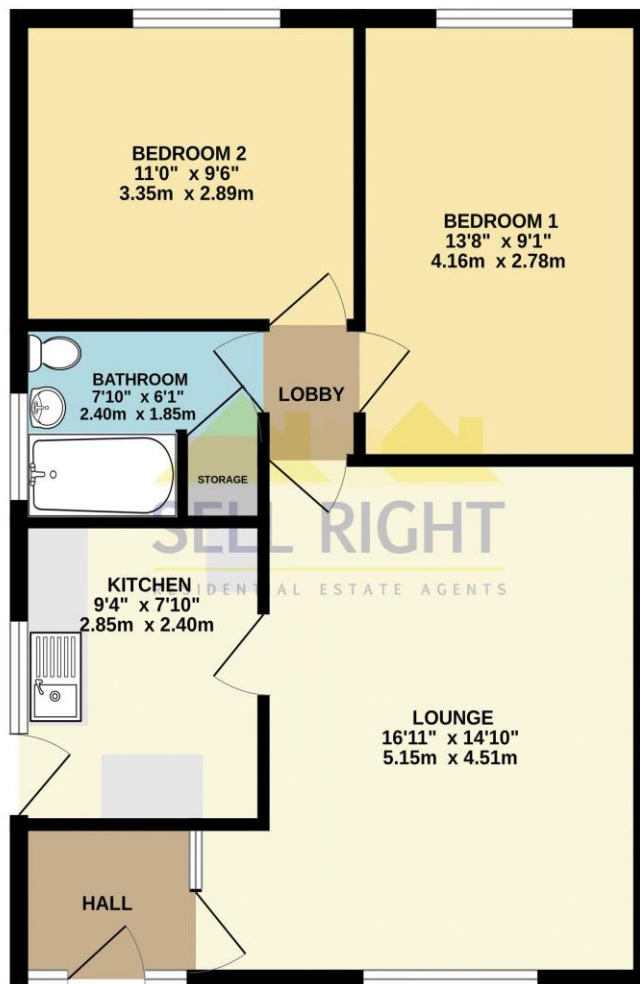
### Bedroom One 13' 8" x 9' 1" (4.16m x 2.78m)

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

### Bedroom Two 9' 6" x 11' 0" (2.89m x 3.35m)

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

GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.4 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.