



Forest Road

Treforest Pontypridd, CF37 1SY

£135,000

- NO ONWARD CHAIN
- MODERN KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS
- CONTEMPORARY BATHROOM
- COMBI BOILER

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Sell Right Estate Agents are proud to present to the market this tastefully decorated two bedroom mid terrace property in the Treforest area of Pontypridd. The property's location lends itself to being within close proximity to all local amenities and transport links that Treforest has to offer as well having the University of South Wales nearby. The ground floor accommodation comprises of a lounge, spacious and modern kitchen/diner and a contemporary bathroom. The first floor benefits from a landing area that offers access to the two double bedrooms. Externally the property boasts a private garden to the 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 Porch

UPVC double glazed door to front, plastered walls, textured ceiling, tiled flooring, door to lounge.

Lounge 13' 2" x 12' 11" (4.01m x 3.94m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, stairs to first floor landing, doors to under stairs storage and kitchen/diner.

Kitchen/Diner 13' 0" x 9' 1" (3.95m x 2.76m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with solid wood work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan.

Bathroom 9' 2" x 5' 10" (2.80m x 1.79m)

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

First Floor Landing

Plastered walls and ceiling, wood flooring, doors to two bedrooms.

Bedroom One 10' 3" x 12' 11" (3.12m x 3.94m)

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

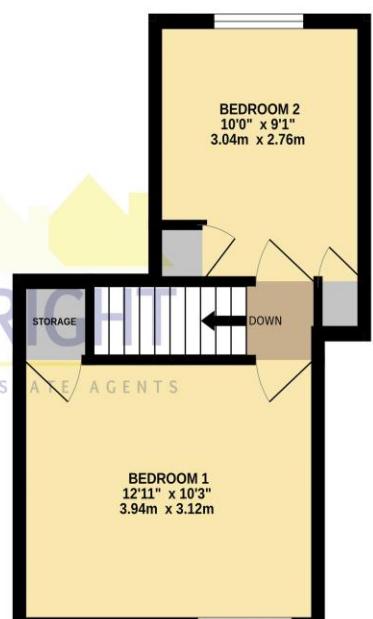
Bedroom Two 10' 0" x 9' 1" (3.04m x 2.76m)

UPVC double glazed window to rear, plastered walls and ceiling, wood flooring, radiator, doors to fitted storage.

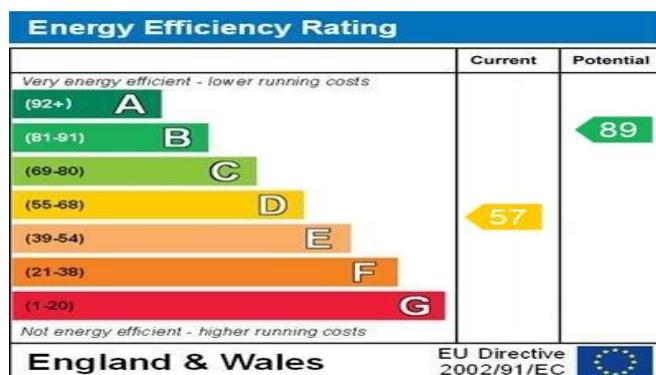
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.
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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.