



## Ymyl Yr Afon

Hawthorn Pontypridd, CF37 5AZ

**£299,950**

- THREE BEDROOMS
- ORANGERY TO REAR
- MODERN KITCHEN/DINER
- DETACHED
- EN-SUITE TO MASTER BEDROOM
- CONTEMPORARY BATHROOMS

See all our properties on.....

**Zoopa**  
Smarter property search

**PrimeLocation**

**rightmove**  
the UK's number one property site



**\*\* MODERNISED THROUGHOUT \* DESIRED LOCATION \* ORANGERY TO REAR \* EN-SUITE TO MASTER BEDROOM \*\***

Sell Right Estate Agents are pleased to bring to the market this well presented three bedroom detached property in the ever popular Hawthorn location of Pontypridd. The A470 link road is easily accessible from the property and provides quick access to Cardiff to the south and Merthyr Tydfil to the north. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious lounge, contemporary kitchen/diner, utility room and orangery. The first floor boasts a roomy landing area which offers access to the bathroom and three bedrooms with an en-suite to the master bedroom. Externally the property benefits from off road parking to the front and a tastefully decorated and well maintained garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold  
 Council Tax Band: E  
 Gross Annual Council Tax Charge: £2597.38  
 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**

Double glazed composite door to front, UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, doors to lounge, downstairs W.C, kitchen/diner and under stairs storage.

**Lounge** 12' 2" x 12' 11" (3.72m x 3.93m)

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

**Downstairs W.C** 5' 3" x 3' 0" (1.61m x 0.92m)

Plastered walls and ceiling, laminate flooring, radiator, W.C, wash hand basin.

**Kitchen/Diner** 9' 4" x 18' 0" (2.84m x 5.48m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated double oven and gas hob with over head extractor fan, door to utility room, opening to orangery.

**Orangery** 6' 2" x 10' 6" (1.87m x 3.19m)

UPVC double glazed windows and bi-folding doors to rear garden, plastered walls and ceiling, laminate flooring, radiator.

**Utility Room** 5' 3" x 7' 7" (1.61m x 2.31m)

Double glazed door to side, plastered walls and ceiling, vinyl flooring, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap.

**First Floor Landing**

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, loft access, doors to fitted storage, three bedrooms and bathroom.

**Bathroom** 6' 10" x 5' 7" (2.08m x 1.70m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath.

**Bedroom One** 10' 8" x 12' 10" (3.25m x 3.90m)

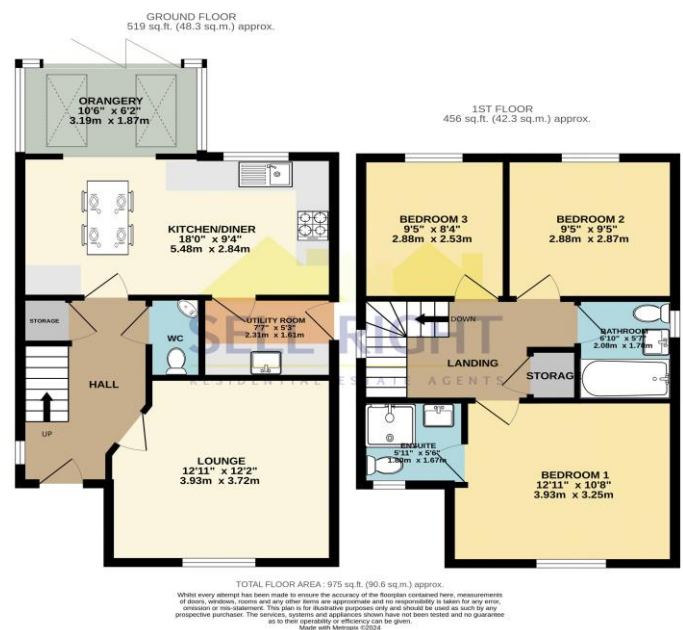
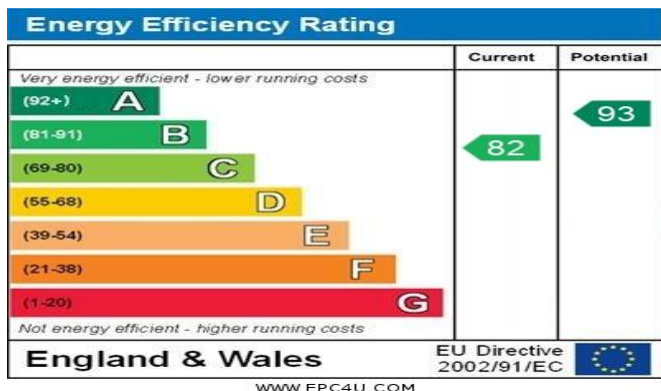
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

**Bedroom Two** 9' 5" x 9' 5" (2.88m x 2.87m)

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

**Bedroom Three** 9' 5" x 8' 4" (2.88m x 2.53m)

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.