



Church Street

Ynysybwl Pontypridd, CF37 3LB

£165,000

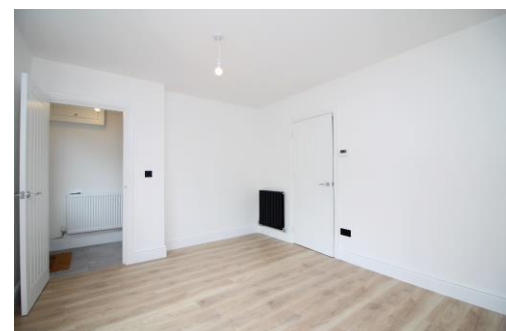
- NO ONWARD CHAIN
- OFF ROAD PARKING
- RECENTLY RENOVATED THROUGHOUT
- THREE BEDROOMS
- STUNNING DECOR
- SUBSTANTIAL PLOT

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**** NO ONWARD CHAIN * RECENTLY RENOVATED THROUGHOUT * CONTEMPORARY BATHROOM AND KITCHEN * OFF ROAD PARKING TO REAR * TASTEFULLY DECORATED ****

Sell Right Estate Agents are proud to present to the market this recently renovated three bedroom terraced property in a popular location of Ynysybwl. The property has been tastefully renovated by the current owners with works including a new electrical system, new kitchen, new bathroom and the creation of off road parking to name but a few. The ground floor accommodation comprises of a spacious entrance hallway, a light and airy lounge, contemporary kitchen boasting an array of integrated appliances, a utility room, downstairs W.C and a handy pantry. The first floor benefits from a landing area which offers access to a modern bathroom suite and three well proportioned bedrooms. Externally, the property boasts gardens to the front and rear with the rear garden being generously sized and offers off road parking which can be accessed via a rear lane. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

Tenure: Freehold

Council Tax Band: A

Gross Annual Council Tax Charge: £1401.99

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 lounge, stairs to first floor landing.

Lounge 10' 4" x 13' 7" (3.14m x 4.13m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiators, door to kitchen.

Kitchen 11' 2" x 11' 9" (3.41m x 3.58m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, sink unit with mixer tap, integrated appliances include fridge/freezer, cooker and hop with over head extractor hood, doors to pantry and utility room.

Pantry 3' 8" x 4' 3" (1.13m x 1.30m)

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

Utility Room 6' 6" x 4' 7" (1.97m x 1.40m)

Plastered walls and ceiling, tiled flooring, laminate work tops, space for washing machine and tumble dryer, door to downstairs W.C.

Downstairs W.C 4' 3" x 4' 7" (1.29m x 1.40m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, W.C, vanity wash hand basin.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms.

Bathroom 7' 10" x 6' 1" (2.39m x 1.86m)

Plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, W.C, vanity wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 11' 8" x 11' 9" (3.56m x 3.59m)

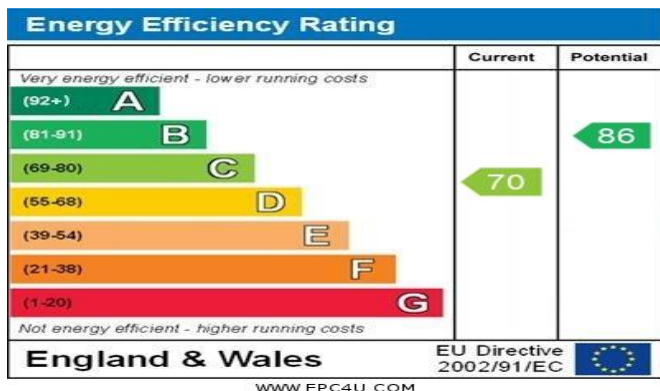
UPVC double glazed windows to rear, plastered walls and ceiling, carpet flooring, radiator, door to storage cupboard housing combi boiler.

Bedroom Two 10' 10" x 9' 11" (3.29m x 3.02m)

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

Bedroom Three 7' 6" x 6' 5" (2.29m x 1.95m)

UPVC double glazed window to front, 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.