



Clos Y Coed

Church Village Pontypridd, CF38 2BF

£315,000

- THREE BEDROOMS
- DETACHED
- SOUTH FACING REAR GARDEN
- MODERN KITCHEN
- CONTEMPORARY BATHROOMS
- EN-SUITE TO MASTER BEDROOM

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**** SOUTH FACING REAR GARDEN * OFF ROAD PARKING * MODERN KITCHEN * CONTEMPORARY BATHROOMS * STYLISH DECOR * WALKING DISTANCE TO GARTH OLWG SCHOOL * EASY ACCESS TO CHURCH VILLAGE BYPASS ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom detached property in the popular Dan-Y-Deri estate of Church Village. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools. The property is conveniently located by benefiting from easy access to the Church Village bypass. The ground floor accommodation comprises of an entrance hallway, reception room, lounge/diner and a modern kitchen set with marble quartz worktops. The first floor boasts a spacious landing area offering access to the family bathroom, three well proportioned bedrooms with an en-suite in the master bedroom, storage cupboard and loft. Externally the property benefits from a tastefully landscaped and south facing garden to the rear. The front aspect allows for off road parking for multiple vehicles as well as ample garden space. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2566.79

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

Composite door to front, plastered walls and ceiling, tiled flooring with under floor heating, radiator, opening to kitchen, doors to lounge and reception room.

Kitchen 10' 8" x 7' 3" (3.24m x 2.20m)

UPVC double glazed window to front, plastered walls and ceiling, tiled flooring with under floor heating, wall and base units with marble quartz work tops and tiled splash backs, inset sink unit with mixer tap, integrated appliances include dishwasher, double oven and hob with over head extractor hood, space for fridge/freezer and washing machine.

Reception Room 14' 7" x 7' 8" (4.45m x 2.34m)

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

Lounge/Diner 14' 10" x 18' 8" (4.53m x 5.70m)

UPVC double glazed window and patio doors to rear, plastered walls and ceiling, LVT flooring, radiators, stairs to first floor landing.

First Floor Landing

Plastered walls and ceiling, carpet flooring, radiator, loft access, doors to bathroom, three bedrooms and storage cupboard.

Bathroom 8' 0" x 5' 8" (2.44m x 1.73m)

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

Bedroom One 12' 3" x 9' 7" (3.74m x 2.91m)

UPVC double glazed window to front, plastered walls and ceiling, LVT flooring, radiator, doors to en-suite and fitted storage cupboard.

En-suite 2' 4" x 9' 7" (0.71m x 2.91m)

Tiled walls, plastered walls, LVT flooring, chrome towel rail radiator, W.C, wash hand basin, mains shower cubicle.

Bedroom Two 7' 9" x 9' 7" (2.37m x 2.91m)

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

Bedroom Three 8' 2" x 8' 11" (2.50m x 2.71m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, door to fitted storage cupboard.

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.