



Wood Road

Treforest Pontypridd, CF37 1RQ

£129,950

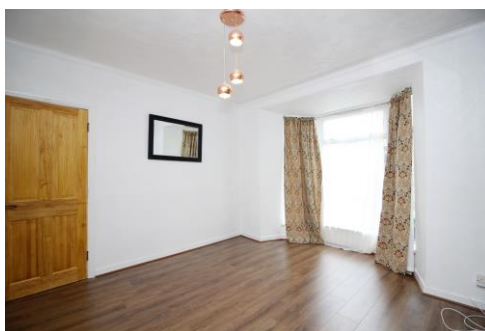
- NO ONWARD CHAIN
- TWO BEDROOMS
- BAY FRONTED
- EXCELLENT TRANSPORT LINKS
- CLOE TO AMENITIES
- SPACIOUS BATHROOM

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**** CONTEMPORARY KITCHEN * TWO BEDROOMS * WELL PRESENTED * CLOSE TO AMENITIES * EXCELLENT TRANSPORT LINKS ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom bay fronted property in the Treforest area of Pontypridd. The property's location is within close proximity to local amenities and transport links such as Treforest train station and the A470 link road. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, utility room and a modern kitchen. The first floor boasts a landing area which offers access to the two bedrooms and a spacious bathroom. Externally the property benefits from garden space to the rear with stone built sheds. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1652.88

Parking: On Street

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 door to front, papered walls, textured ceiling, carpet flooring, radiator, doors to dining room, lounge and utility room, stairs to first floor landing.

Lounge 10' 8" x 11' 6" (3.24m x 3.51m)

UPVC double glazed bay window to front, papered walls, textured ceiling, laminate flooring, radiator.

Dining Room 11' 0" x 8' 11" (3.35m x 2.71m)

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

Utility Room 7' 0" x 4' 11" (2.13m x 1.49m)

Plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, openings to under stairs storage and kitchen.

Kitchen 7' 10" x 7' 7" (2.38m x 2.30m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit, integrated oven and hob with over head extractor hood.

First Floor Landing

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 9' 4" x 10' 2" (2.85m x 3.11m)

UPVC double glazed window to rear, papered and plastered walls, textured ceiling, vinyl flooring, W.C, wash hand basin, panelled bath, shower cubicle, door to fitted storage.

Bedroom One 12' 3" x 10' 2" (3.73m x 3.11m)

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

Bedroom Two 14' 8" x 7' 5" (4.47m x 2.25m)

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



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.