



## Heol Salem

Church Village Pontypridd, CF38 1RR

**£185,000**

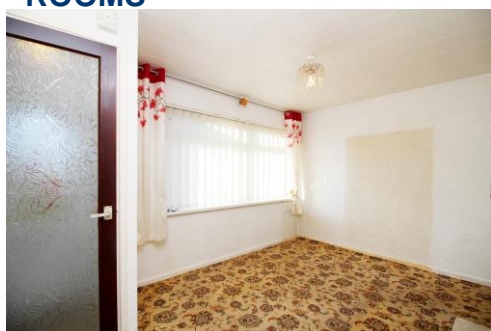
- NO ONWARD CHAIN
- THREE BEDROOMS
- CONSERVATORY TO REAR
- SEMI DETACHED
- AMPLE GAREN SPACE
- TWO RECEPTION ROOMS

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* SEMI DETACHED \* CONSERVATORY TO REAR \* CLOSE TO AMENITIES \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property in Church Village. the property is conveniently located by being within easy access of the Church Village bypass as well as a number of shops and bars in the vicinity. The property is also located within short walking distance to a range of Welsh and English speaking primary and comprehensive schools. The ground floor accommodation comprises of an entrance hallway, lounge, sitting room, conservatory, kitchen, downstairs W.C and a utility room. The first floor benefits from a landing area which offers access to the loft, bathroom and three well proportioned bedrooms. Externally the property showcases a substantially sized plot to the front and rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home with excellent potential.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £1866.76

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 Hall

UPVC double glazed door to front, papered walls, carpet flooring, door to sitting room, stairs to first floor landing.

### Sitting Room 10' 7" x 13' 3" (3.22m x 4.03m)

UPVC double glazed window to front, papered walls, carpet flooring, radiator, door to lounge.

### Lounge 10' 4" x 15' 1" (3.14m x 4.60m)

UPVC double glazed sliding doors to conservatory, papered walls, carpet flooring, radiator, door to kitchen.

### Kitchen 10' 3" x 6' 0" (3.13m x 1.82m)

UPVC double glazed window to side, papered walls, tiled flooring, wall and base units with laminate work tops, stainless steel sink unit, door to utility room.

### Utility Room

UPVC double glazed window and door to side, papered walls, tiled flooring, radiator, door to downstairs W.C.

### Downstairs W.C

UPVC double glazed window, papered walls, tiled flooring. W.C.

### Conservatory 8' 9" x 8' 4" (2.66m x 2.55m)

UPVC double glazed windows and door to rear garden.

### First Floor Landing

Papered walls, carpet flooring, doors to bathroom, three bedrooms and built in storage.

### Bathroom 8' 6" x 4' 8" (2.60m x 1.43m)

UPVC double glazed window to front, papered and tiled walls, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

### Bedroom One 10' 6" x 13' 3" (3.21m x 4.03m)

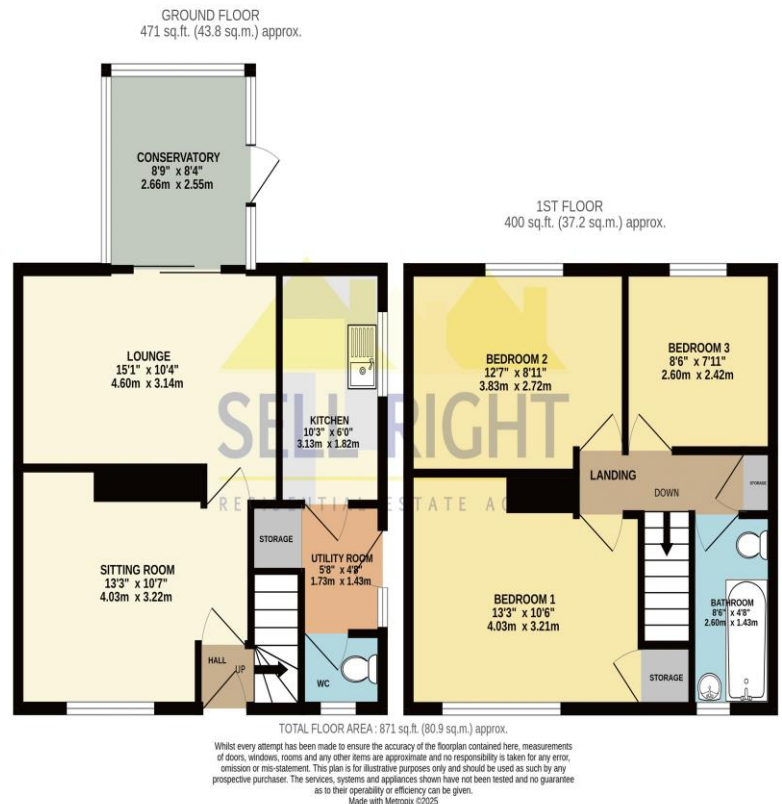
UPVC double glazed window to front, papered walls, carpet flooring, radiator, door to over stairs storage.

### Bedroom Two 8' 11" x 12' 7" (2.72m x 3.83m)

UPVC double glazed window to rear, papered walls, carpet flooring, radiator, door to over stairs storage.

### Bedroom Three 7' 11" x 8' 6" (2.42m x 2.60m)

UPVC double glazed window to rear, papered walls, carpet flooring, radiator, door to over stairs storage.



#### 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.