



# Oak Street, Rhydyfelin Pontypridd

**£180,000**

- Three Bedroom Semi-Detached House
- Enclosed Rear Garden
- Close to local amenities and transport links
- Ideal first-time-purchase or investment property



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## About the property

A charming property with plenty of potential situated in the popular location of Rhydyfelin. The property benefits from being in excellent location close to local amenities and transport links. Pontypridd Town Centre and train station is only a short drive away. The property offers good links to the A470 and the M4 ideal for commuters.

### Lounge

12' 1" max x 20' 9" max ( 3.68m max x 6.32m max )

Wood effect laminate flooring, Smooth plastered walls with paper feature wall, Feature fireplace Stairs to first floor, Large double glazed window to front aspect

### Kitchen/diner

8' 5" max x 20' 9" max ( 2.57m max x 6.32m max )

Wood effect laminate flooring, Part tiled walls with smooth plaster, Fitted base and wall storage units, Double glazed window and door leading to rear aspect.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Bedroom One

11' 8" max x 11' 1" max ( 3.56m max x 3.38m max )

Carpeted flooring, Papered walls, Double glazed window to front aspect

### Bedroom Two

8' 5" max x 13' 4" max ( 2.57m max x 4.06m max )

Carpeted flooring, Papered walls, Double glazed window to rear aspect

### Bedroom Three

8' 5" max x 9' 5" max ( 2.57m max x 2.87m max )

Carpeted flooring, Papered walls, Double glazed window to front aspect

### Bathroom

Carpeted flooring, Papered walls, Bath, Handwash basin, WC, Double glazed obscured window to rear aspect

### External

Enclosed garden to the rear, paved patio to ground with large lawn area to top.