



Parc Y Dyffryn, Rhydyfelin

Pontypridd

offers over **£250,000**

- Council Tax Band - E
- Four Bedroom Town House
- Immacultely Well Presented
- Fitted Kitchen
- EPC Rating: B



 4  2  1



About the property

Pinkmove are delighted to offer this immaculately well presented, four bedroom town house situated within a highly desirable residential area of Rhydyfelin, which sits just to the outskirts of Pontypridd. The property sits within close proximity to a wide range of facilities and amenities, as well as being on public transport links and main road networks making ideal for commuting to Cardiff, Bristol and beyond.

Accommodation of this beautiful family home comprises of a ground floor entrance hall, which has the convenience of a modern cloakroom immediately on entering. The hallway continues to provide access to the remaining ground floor rooms and has an under stairs storage cupboard. The kitchen is fitted with a range of storage units, work space and room for kitchen appliances. The room also boasts enough floor space for dining furniture. The main reception room can comfortably accommodate both seating and dining furniture and benefits from doors stepping directly out to the rear garden. The first floor landing gives access to three bedrooms, two of which are good sized doubles, with the third bedroom being a single.

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

Entrance Hall

15' 7" x 3' 6" (4.75m x 1.07m)

Kitchen

12' 9" x 9' 6" (3.89m x 2.90m)

Living Room

16' 1" x 13' (4.90m x 3.96m)

Cloakroom

5' 8" x 2' 9" (1.73m x 0.84m)

First Floor Landing

Bedroom Two

13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom Three

12' 7" x 9' 3" (3.84m x 2.82m)

Bedroom Four

7' 7" x 6' 6" (2.31m x 1.98m)

Family Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Second Floor Landing

Bedroom One

20' 10" x 10' 11" (6.35m x 3.33m)

En Suite

8' 2" x 7' 3" (2.49m x 2.21m)