



**Ynysangharad Road,  
Pontypridd CF37 4DA**

- EPC Rating: D
- NO CHAIN
- 333 sq ft of Accommodation
- Top Floor Apartment accessed via Communal Access
- Ensuite Bathroom





## About The Property

This one double bedroom apartment is move in ready with features including open plan modern living and kitchen area with built in oven hob and hood. There is an Ensuite Shower Room. Additionally there is also self contained attic storage.

Within this walking distance you have access to local amenities such as the local primary school, local bus and railway routes plus a selection of local shops, eateries and pubs. Further benefits include good road links to the city centre as the M4 and A470 is only a short drive away.

## Accommodation

### Additional Information

Each flat is available to purchase in it's own right, however a bespoke package can be considered for all 6 apartments for someone seeking a fantastic investment opportunity. There is also the option of purchasing the Freehold also. Please enquire for more information.

### Photos

Photos are representative of a selection of the apartments to give an idea of which each one offers.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Property Ref:TAL304907 - 0002

### 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.