

31 Abbey Court,

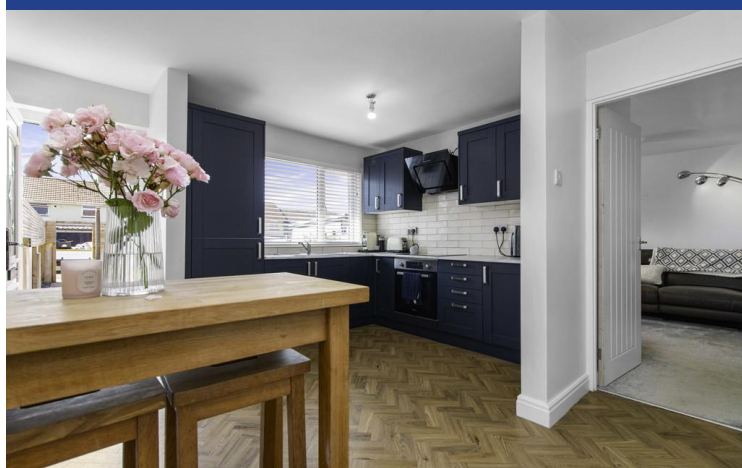
Church Village, Pontypridd, CF38 1DE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£150,000



End of Terrace Property



Property Description

**** TWO DOUBLE BEDROOM END TERRACE HOME **
SPACIOUS SOUTH FACING REAR GARDEN ** NO CHAIN **** A bright two double bedroom end of terrace home in the sought after location of church village, being close to amenities and transport links. Entrance hallway, kitchen/breakfast room, lounge and utility room. To the first floor are two double bedrooms and bathroom. Gas central heating. Spacious south facing rear garden comprising lawn and paved patio. Enclosed front garden. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band A

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

Situated within easy access to many amenities including shops, leisure facilities, schools and public transport links and also has nearby links to the A470 and M4 providing easy access to Cardiff City Centre, Vale of Glamorgan, Llantrisant, Bridgend and Pontypridd.

ENTRANCE

Entered via enclosed front garden to front door. Laid to lawn with boundary fence.

KITCHEN/BREAKFAST ROOM

15' 3" x 12' 1" (4.66m x 3.70m)
Entered via uPVC double glazed front door into the beautifully presented kitchen/breakfast room fitted with modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with induction hob and extractor hood over. Tiled splash backs. cupboard housing gas central heating boiler. uPVC double glazed windows to rear and front. Luxury Vinyl Tile (LVT) flooring. Radiator. Stairs to first floor with under stair cupboard. Door to lounge and

external door to rear garden.

LOUNGE

15' 3" x 12' 8" (max)(4.66m x 3.88m)
An L-shaped lounge with uPVC double glazed French patio doors to rear garden. Radiator. Door to utility room.

UTILITY ROOM

8' 0" x 4' 2" (2.44m x 1.29m)
Space for fridge freezer and tumble dryer. Plumber for washing machine. Laminate wood flooring. uPVC double glazed window to side.

FIRST FLOOR

LANDING

Doors to two double bedrooms and modern bathroom. uPVC double glazed window to front. Loft access.

BEDROOM ONE

15' 4" x 8' 6" (4.68m x 2.60m)
uPVC double glazed window to rear. Radiator.

BEDROOM TWO

15' 4" (max)x 8' 1" (4.69m x 2.47m)
uPVC double glazed window to rear. Radiator.

BATHROOM

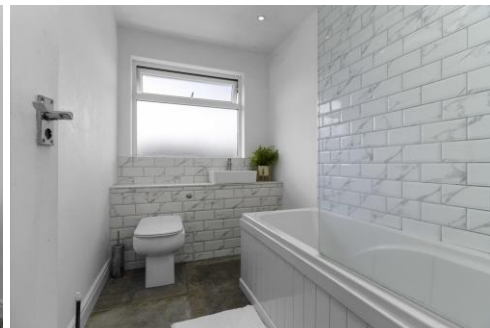
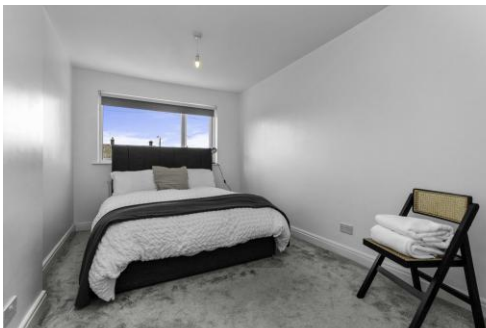
A stylish suite to include low level WC, wash hand basin and panelled bath with mixer shower over. Tiled flooring and splash backs. Spotlight. Extractor fan. Ladder radiator.

OUTSIDE

REAR GARDEN

A spacious, South facing rear garden mainly laid to lawn with full width paved patio. Pathway to rear. Slate chip borders. Boundary wall and fence. Outside tap.

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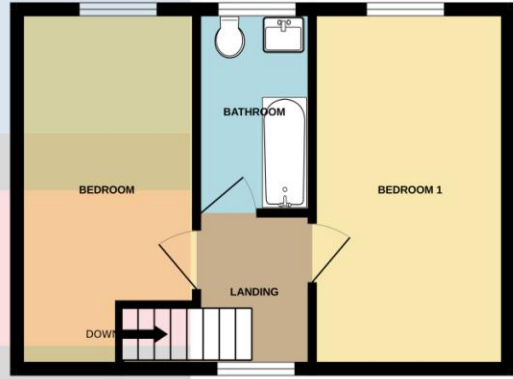


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GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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