



Acorn Grove

Church Village Pontypridd, CF38 2AJ

£195,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- MODERN BATHROOM
- CONSERVATORY TO REAR
- KITCHEN WITH INTEGRATED APPLIANCES

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * CONSERVATORY TO REAR * OFF ROAD PARKING * MODERN KITCHEN WITH INTEGRATED APPLIANCES ****

Situated within the popular Dan Y Deri development in Church Village, this two-bedroom mid-terrace property offers spacious and modern accommodation in a highly convenient location. The property is within easy reach of Church Village centre and its range of local shops and amenities, as well as being within walking distance of a choice of Welsh and English-medium schools.

The ground floor accommodation comprises an entrance hallway, modern fitted kitchen with integrated appliances, spacious lounge and conservatory. To the first floor, the landing provides access to a contemporary bathroom and two double bedrooms.

Externally, the property benefits from off-road parking to the front for two vehicles, while to the rear is a private, low-maintenance garden, ideal for relaxing and entertaining.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £2052.79

Parking: Off Road Via Driveway

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 Hallway

Double glazed door to front, plastered walls and ceiling, laminate flooring, radiator, doors to kitchen and lounge, stairs to first floor landing.

Kitchen 11' 3" x 6' 3" (3.42m x 1.90m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated appliances include dishwasher, microwave, fridge, freezer, oven and gas hob with over head extractor hood.

Lounge 13' 6" x 12' 8" (4.12m x 3.85m)

UPVC double glazed doors to conservatory, plastered walls and ceiling, laminate flooring, radiator.

Conservatory 8' 8" x 10' 8" (2.65m x 3.25m)

UPVC double glazed windows and doors to rear garden, plastered walls, laminate flooring, radiator.

First Floor Landing

Plastered walls, textured ceiling, laminate flooring, doors to bathroom and two bedrooms.

Bathroom 6' 2" x 6' 3" (1.88m x 1.91m)

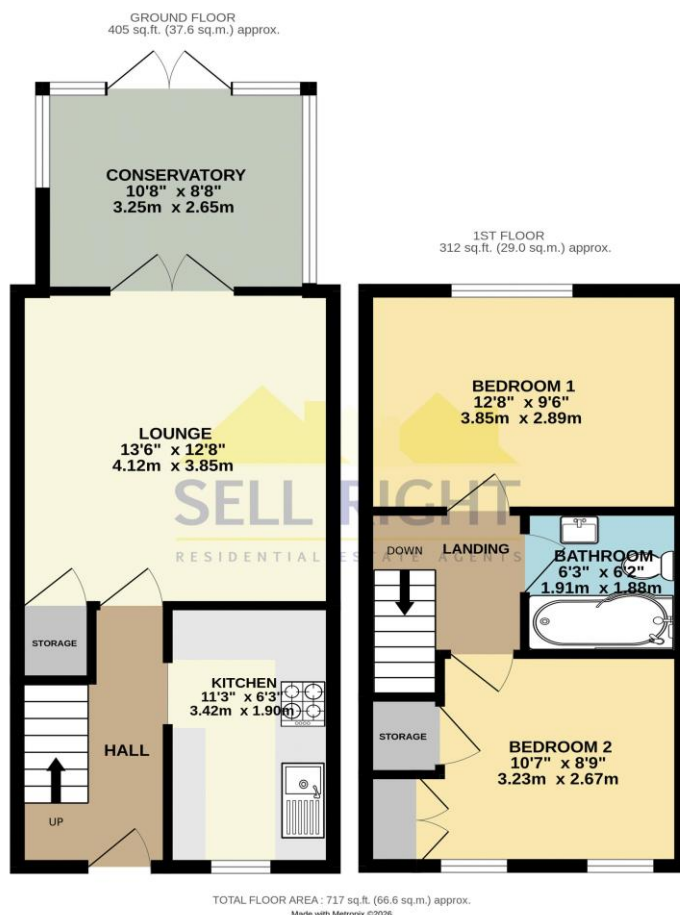
Plastered and tiled walls, textured ceiling, laminate flooring, chrome towel rail radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 9' 6" x 12' 8" (2.89m x 3.85m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 8' 9" x 10' 7" (2.67m x 3.23m)

UPVC double glazed windows to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to over stairs storage and built in wardrobe.



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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.