SELL RIGHT
RESIDENTIAL ESTATE AGENTS



Cefn Close

Glyncoch Pontypridd, CF37 3PR

£229,950

- RECENTLY FITTED KITCHEN
- MODERN COMBI BOILER
- SUBSTANTIAL CORNER PLOT
- OFF ROAD PARKING
- CONTEMPORARY SHOWER ROOM
- THREE BEDROOMS

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**** IMMACULATELY PRESENTED * NEUTRALLY DECORATED * RECENTLY FITTED KITCHEN * MODERN SHOWER ROOM * CORNER PLOT WITH STUNNING VIEWS * AMPLE OFF ROAD PARKING ****

Sell Right Estate Agents are proud to present to the market this very well presented three bedroom semi detached property in a well thought of area of Pontypridd. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious lounge, dining room and a recently modernised kitchen with an array of integrated appliances. The first floor benefits from a spacious landing area which offers access to the loft, three bedrooms, contemporary shower room and airing cupboard. Externally the property showcases ample off road parking via a driveway to the front aspect and a substantially sized and private garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £1985.64
Parking: Off road via driveway
Water - Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Mains fed gas via combi boiler
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
UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to downstairs W.C and lounge, stairs to first floor landing.

Downstairs W.C
UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, W.C, wash hand basin.

Lounge *14' 6" x 12' 4" (4.41m x 3.76m)*
UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, opening to dining room, door to kitchen.

Dining Room *9' 8" x 6' 11" (2.95m x 2.12m)*
UPVC double glazed sliding doors to rear garden, plastered walls, textured ceiling, laminate flooring, radiator.

Kitchen *9' 8" x 8' 3" (2.95m x 2.52m)*
UPVC double glazed window and door to rear, plastered walls, textured ceiling, laminate flooring, vertical radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated fridge/freezer, microwave, oven and gas hob with over head extractor fan, door to under stairs storage.

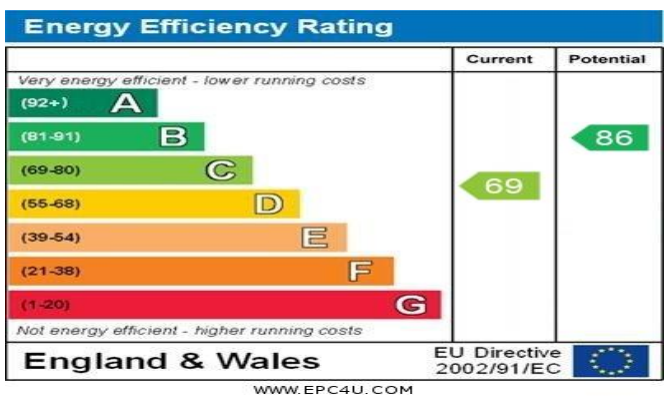
First Floor Landing
UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to shower room and three bedrooms.

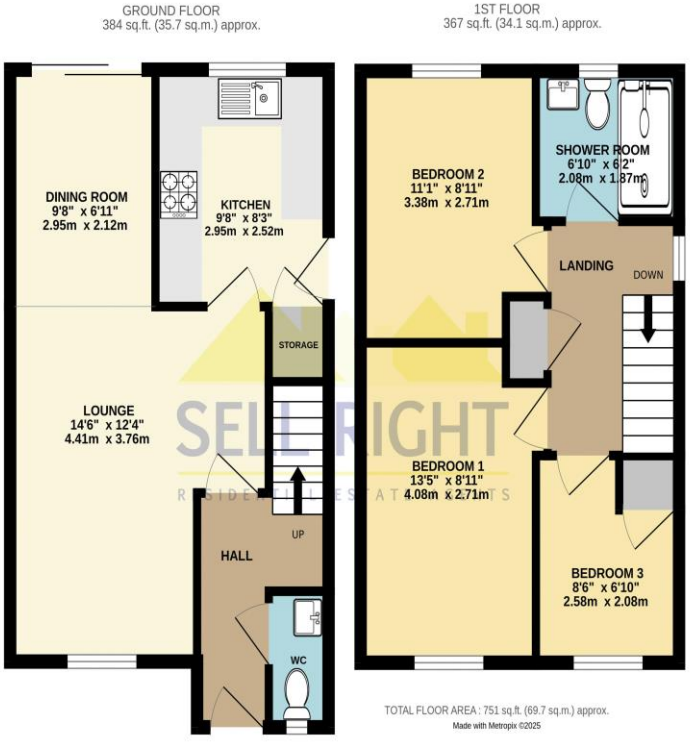
Shower Room *6' 2" x 6' 10" (1.87m x 2.08m)*
UPVC double glazed window to rear, PVC panelled walls, textured ceiling, laminate flooring, chrome towel rail radiator, vanity wash hand basin/W.C unit, walk in shower cubicle with waterfall shower.

Bedroom One *13' 5" x 8' 11" (4.08m x 2.71m)*
UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Two *11' 1" x 8' 11" (3.38m x 2.71m)*
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three *8' 6" x 6' 10" (2.58m x 2.08m)*
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.





DISCLAIMER
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.