



Telekebir Road

Hopkinstown Pontypridd, CF37 2RL

£160,000

- THREE BEDROOMS
- CONTEMPORARY KITCHEN
- MODERN UPSATIRS SHOWER ROOM
- SPACIOUS LOUNGE/DINER
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

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**** THREE BEDROOMS * MODERN SHOWER ROOM * SPACIOUS LOUNGE/DINER * CONTEMPORARY KITCHEN * WALKING DISTANCE TO LOCAL SCHOOLS ****

Located in the Hopkinstown area of Pontypridd, this well presented three bedroom mid terrace home offers an excellent opportunity for first time buyers and families alike. The property is ideally situated within a short distance of Pontypridd town centre, providing convenient access to a wide range of amenities, shops, schools and excellent transport links. The accommodation briefly comprises of an entrance hallway, a spacious lounge/diner ideal for both relaxing and entertaining, and a contemporary fitted kitchen to the ground floor. To the first floor, there is a landing area, three well proportioned bedrooms along with a roomy and modern shower room. Externally, the property benefits from a small, private and low-maintenance rear garden, perfect for enjoying outdoor space with minimal upkeep. The home is also within walking distance of Barry Sidings Countryside Park, Trehopcyn Primary School and Evan James Primary School, making it superbly positioned for families. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

- Tenure: Freehold
- Council Tax Band: B
- Gross Annual Council Tax Charge: £1737.42
- Parking: On street
- 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

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 21' 7" x 12' 0" (6.57m x 3.66m)

UPVC double glazed window to front, UPVC double glazed door to rear, plastered walls and ceiling, laminate flooring, radiator, opening to kitchen.

Kitchen 12' 5" x 7' 11" (3.78m x 2.42m)

UPVC double glazed window and door to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

First Floor Landing

Plastered walls and ceiling, solid wood and carpet flooring, doors to shower room and three bedrooms, loft access.

Shower Room 8' 9" x 9' 5" (2.67m x 2.86m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, walk in shower cubicle.

Bedroom One 12' 7" x 9' 6" (3.84m x 2.89m)

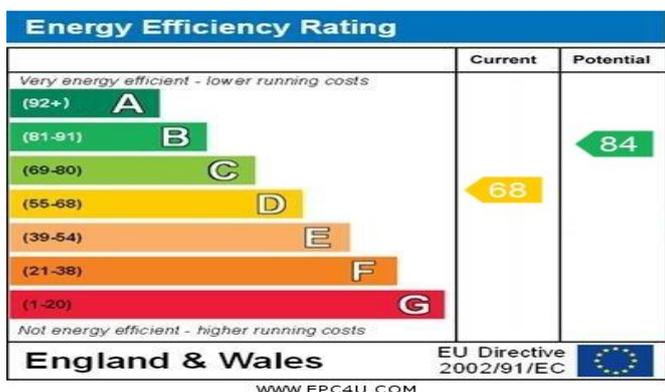
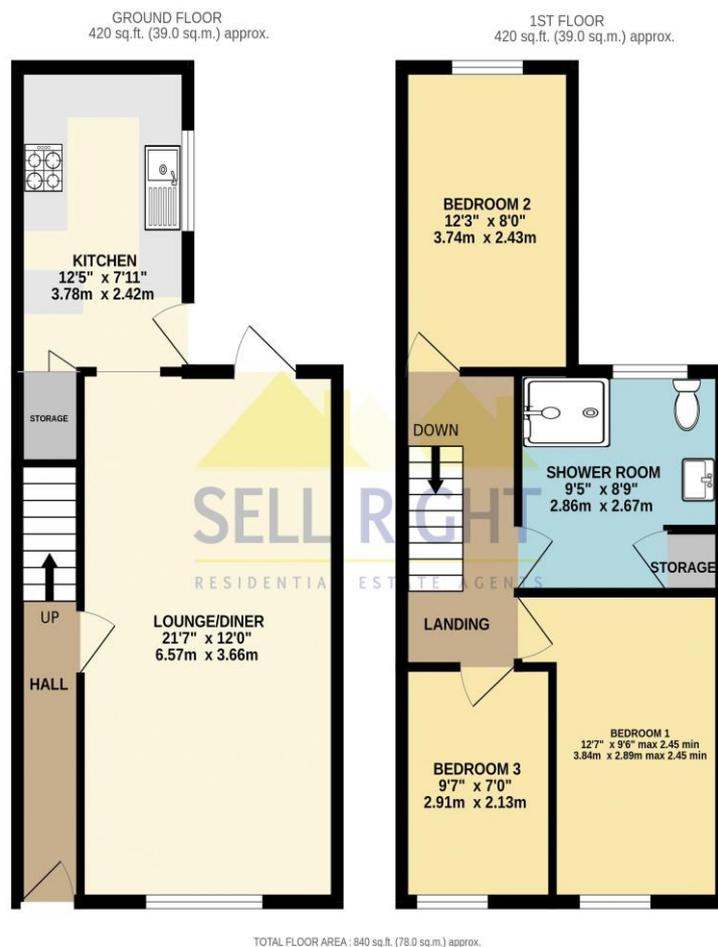
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 12' 3" x 8' 0" (3.74m x 2.43m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Three 9' 7" x 7' 0" (2.91m x 2.13m)

UPVC double glazed window to front, plastered walls and 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.