



Cribbyn Ddu Street

Ynysybwl Pontypridd, CF37 3EW

£99,950

- NO ONWARD CHAIN
- END OF TERRACE
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- CLOSE TO AMENITIES

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * END OF TERRACE * TWO RECEPTION ROOMS * UTILITY ROOM ****

Sell Right Estate Agents are pleased to bring to the market a well-presented two-bedroom end of terrace property situated in the village of Ynysybwl, Pontypridd. Conveniently located within walking distance to local shops, amenities, bus stops and Trerobart Primary School, this property is ideal for first-time buyers, families or investors alike. The ground floor accommodation comprises an entrance hallway, utility room, sitting room, lounge and kitchen. To the first floor, the landing provides access to a spacious four-piece bathroom and two double bedrooms. Externally, the property benefits from courtyard areas to both the front and rear. The rear courtyard further offers side gated access and access to a useful stone-built outbuilding.

Tenure: Freehold

Council Tax Band: A

Gross Annual Council Tax Charge: £1538.37

Parking: On Street

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, papered and wood panelled walls, textured ceiling, carpet flooring, radiator, doors to lounge, sitting room and utility room.

Utility Room

UPVC double glazed window to front, plastered and tiled walls, tiled flooring, textured ceiling.

Lounge 15' 3" x 14' 3" max (4.64m x 4.35m max)

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, radiator, door to kitchen, sliding doors to sitting room.

Sitting Room 11' 6" max x 11' 8" max (3.51m max x 3.55m max)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator.

Kitchen 16' 0" x 8' 2" max (4.88m x 2.48m max)

UPVC double glazed windows and door to rear, tiled and textured walls, textured ceiling, laminate flooring, radiator, base units with laminate work tops, sink unit with mixer tap, integrated fridge, oven and hob.

First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 8' 0" x 12' 4" max (2.43m x 3.77m max)

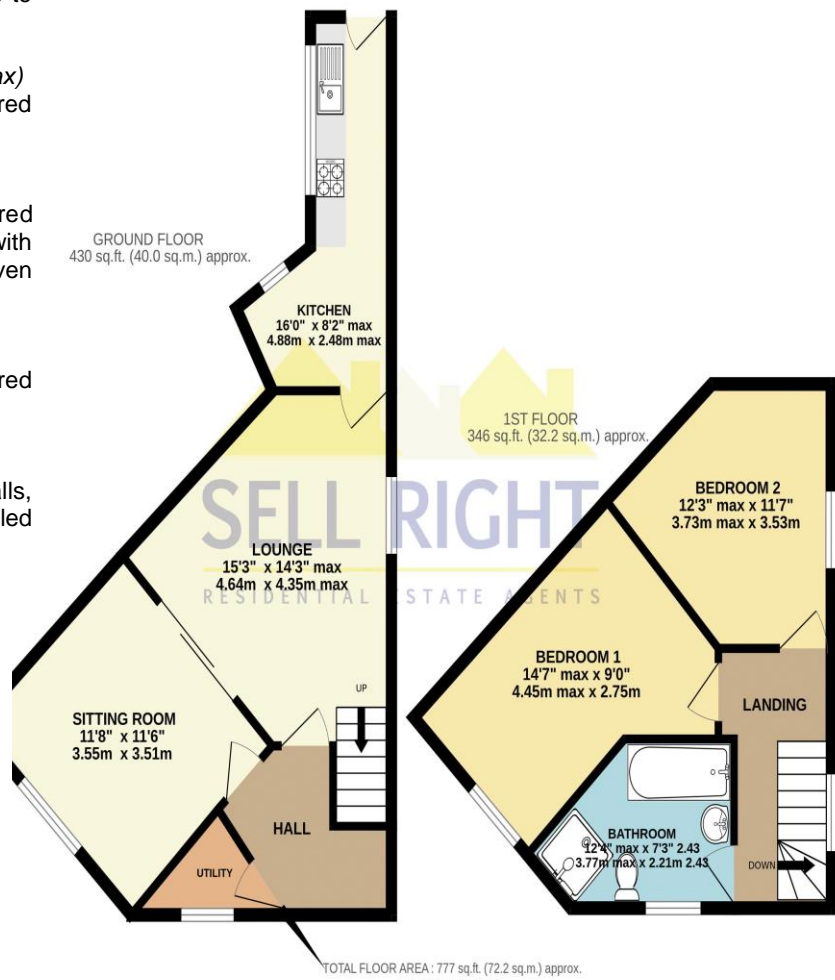
UPVC double glazed window to front, plastered and tiled walls, textured ceiling, carpet flooring, W.C, wash hand basin, panelled bath, shower cubicle.

Bedroom One 9' 0" x 14' 7" max (2.75m x 4.45m max)

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

Bedroom Two 11' 7" x 12' 3" max (3.53m x 3.73m max)

UPVC double glazed window to side, 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.