



Orchard Drive

Pontypridd, CF37 3BB

£195,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED
- CORNER PLOT
- STUNNING VIEWS
- IMMACULATELY PRESENTED

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**** NO ONWARD CHAIN * STUNNING VIEWS * THREE BEDROOMS * SEMI DETACHED * OFF ROAD PARKING * SUBSTANTIAL CORNER PLOT ****

Sell Right Estate Agents are pleased to bring to the market this immaculately presented three bedroom semi detached property in Pontypridd. The property is conveniently located by being within walking distance to Cefn Primary School as well as local shops, amenities and bus routes. The ground floor accommodation features an entrance hallway, spacious lounge, dining room and kitchen with integrated appliances. The first floor comprises of a roomy landing area which offers access to the shower room and the three well proportioned bedrooms. Owing to its elevated position and corner plot, the property boasts ample grounds to the front, side and rear thereby offering excellent potential for further extensions subject to gaining the necessary planning permissions. You will also find a substantially sized outbuilding to the rear garden. Please contact Sell right Estate Agents to book your viewing on this lovely property.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1985.64
- Parking: Off Street 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 composite door to front, papered walls, textured ceiling, carpet flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 12' 5" x 13' 7" (3.78m x 4.15m)

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

Dining Room 11' 7" x 8' 8" (3.53m x 2.65m)

UPVC double glazed doors to rear, papered walls, textured ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 11' 7" x 7' 9" (3.53m x 2.36m)

UPVC double glazed window to rear, UPVC double glazed door to side, tiled walls and flooring, textured ceiling, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated appliances fridge/freezer, oven and hob.

First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, doors to shower room, three bedrooms and built in storage cupboard.

Shower Room 5' 5" x 6' 8" (1.64m x 2.04m)

UPVC double glazed window to rear, tiled walls, vinyl flooring, textured ceiling, radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 12' 6" x 9' 7" (3.81m x 2.92m)

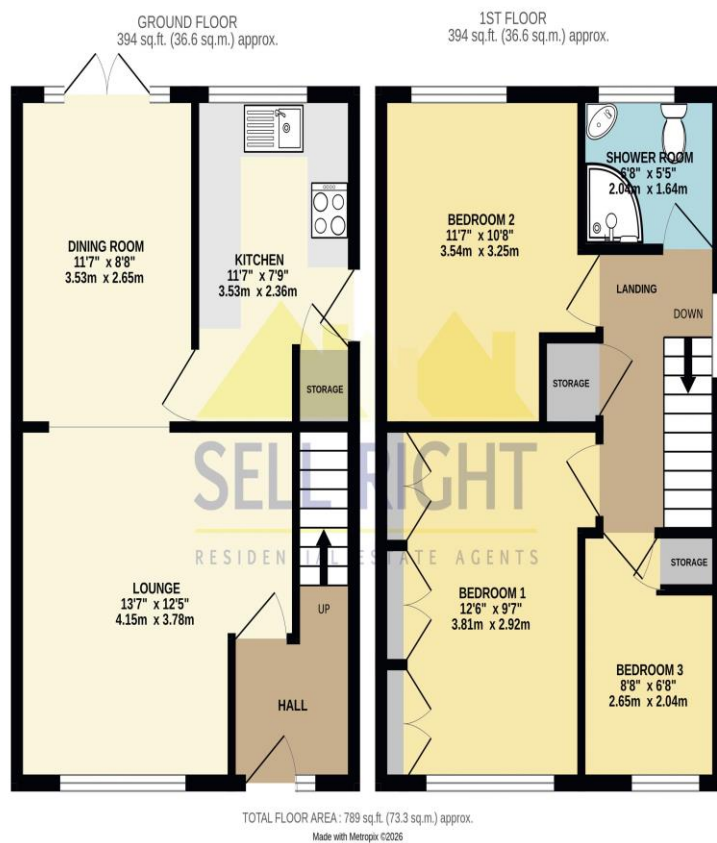
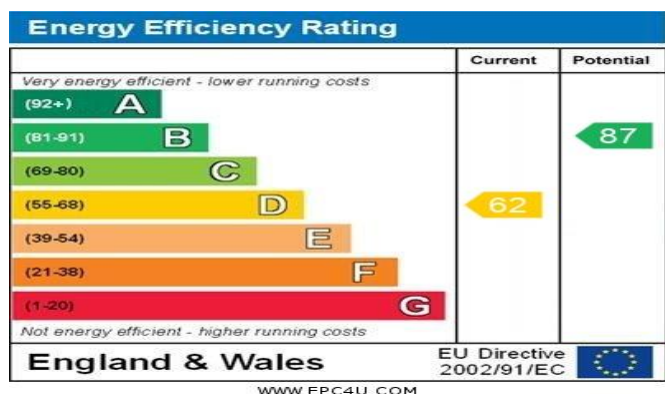
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, doors to built in storage.

Bedroom Two 11' 7" x 10' 8" (3.54m x 3.25m)

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

Bedroom Three 8' 8" x 6' 8" (2.65m x 2.04m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to built in storage.



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.