



Wayne Street

Trehafoed Pontypridd, CF37 2NL

£90,000

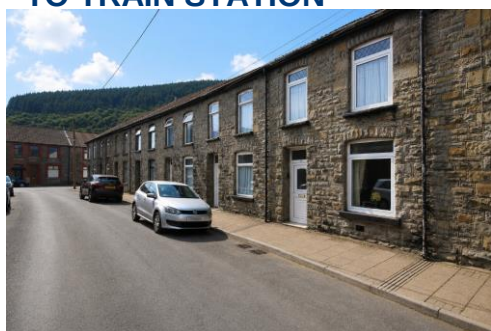
- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- COMBI BOILER
- WALKING DISTANCE TO TRAIN STATION
- UPVC DOUBLE GLAZED THROUGHOUT

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**** NO ONWARD CHAIN * THREE BEDROOMS * SPACIOUS LOUNGE/DINER * CLOSE TO TRAIN STATION * COMBI BOILER ****

Situated in the quiet village of Trehafod, this three-bedroom mid-terrace property offers spacious accommodation and a convenient location within walking distance of local shops, Hafod Primary School and Trehafod train station. The ground floor comprises an entrance hallway, a generous lounge/diner, fitted kitchen and family bathroom. To the first floor, the landing provides access to three well-proportioned bedrooms and the loft. Externally, the property benefits from an enclosed rear courtyard with gated access to the rear lane, making it an ideal first-time purchase or family home.

Tenure: Freehold

Council Tax Band: B

Annual Gross Council Tax Charge: £1750.32

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, textured walls and ceiling, carpet flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 21' 11" x 11' 10" (6.67m x 3.60m)

UPVC double glazed window to front, textured walls and ceiling, carpet flooring, radiator, doors to under stairs storage and kitchen.

Kitchen 11' 10" x 9' 11" (3.60m x 3.03m)

UPVC double glazed window and door to rear, plastered walls, textured ceiling, tiled flooring, radiator, wall and base units with tiled splash backs, stainless steel sink unit, door to lobby area.

Lobby

Plastered walls, textured ceiling, tiled flooring, door to bathroom.

Bathroom 7' 10" x 6' 0" (2.38m x 1.83m)

UPVC double glazed window to rear, plastered walls, textured ceiling, tiled flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

First Floor Landing

UPVC double glazed window to rear, textured walls and ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 13' 1" x 9' 4" (4.00m x 2.84m)

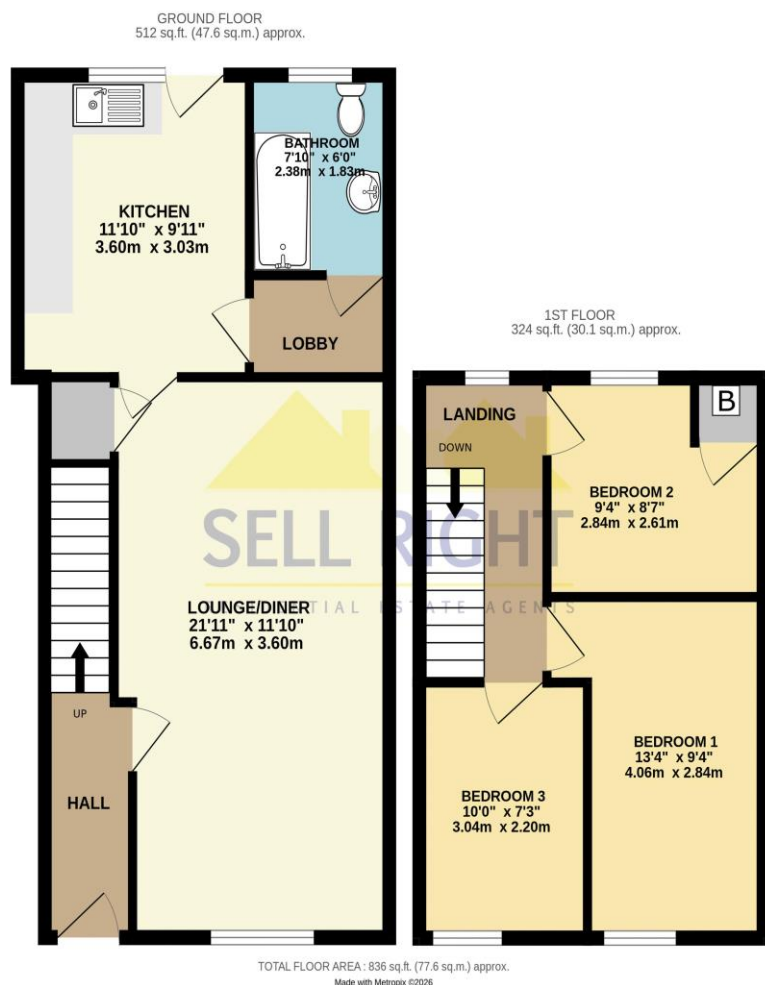
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 8' 7" x 9' 4" (2.61m x 2.84m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, door to storage cupboard housing combi boiler.

Bedroom Three 10' 0" x 7' 3" (3.04m x 2.20m)

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



DISCLAIMER

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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.