



Ynys Terrace

Rhydyfelin Pontypridd, CF37 5NY

£190,000

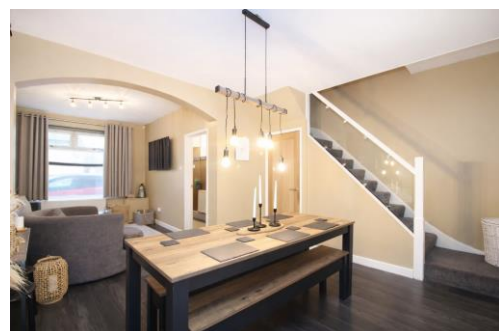
- STUNNING DECOR
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- AMPLE GARDEN SPACE
- IMMACULATELY PRESENTED
- THREE BEDROOMS

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**** STUNNING DECOR * MODERN KITCHEN * CONTEMPORARY BATHROOM * AMPLE GARDEN SPACE * TWO RECEPTION ROOMS * THREE BEDROOMS ****

Sell Right Estate Agents are proud to present to the market this stylish and modernised three bedroom property in the Rhydyfelin area of Pontypridd. The property's convenient location allows itself easy access to the A470 and the wider transport links from there. The ground floor accommodation boasts an entrance hallway, sitting room, lounge, modern shaker style kitchen and bathroom. The first floor benefits from a landing area offering access to the three bedrooms with loft access provided via bedroom three. Externally the property benefits from ample garden space to the rear with potential to create off road parking. Please contact Sell Right Estate Agents too book your viewing.

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 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

Double glazed composite door to front, plastered walls, textured ceiling, laminate flooring, radiator, door to lounge.

Lounge 11' 2" x 9' 11" (3.40m x 3.01m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, entrance to dining room.

Dining Room 11' 6" x 16' 6" (3.50m x 5.04m)

UPVC double glazed patio doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, door to under stairs storage, entrance to kitchen.

Kitchen 10' 11" x 8' 2" (3.34m x 2.50m)

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, sink unit with mixer tap, integrated oven and hob with over head extractor fan, door to bathroom.

Bathroom 5' 10" x 8' 2" (1.77m x 2.50m)

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

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 11' 7" x 13' 7" (3.52m x 4.15m)

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

Bedroom Two 11' 7" x 8' 5" (3.52m x 2.57m)

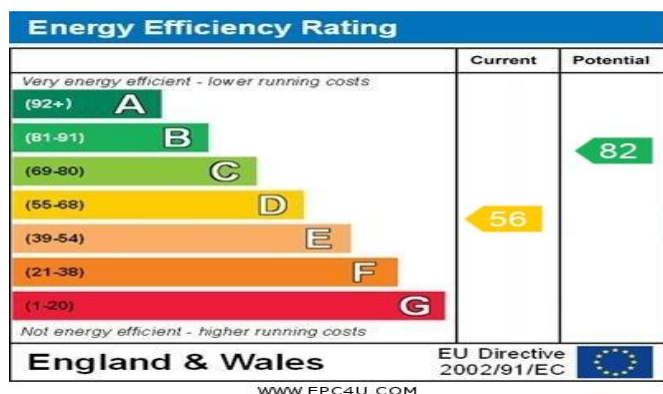
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 7' 10" x 7' 10" (2.40m x 2.40m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, door to storage housing combi boiler, stairs to loft room.

Loft Room

Double glazed velux windows to front and rear, plastered walls and ceiling, vinyl flooring, eaves storage, 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.