



Sycamore Street

Rhydyfelin Pontypridd, CF37 5NA

£199,950

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CONTEMPORARY BATHROOM
- SEMI DETACHED
- MODERN KITCHEN/DINER
- EN-SUITE W.C TO BEDROOM ONE

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**** TWO DOUBLE BEDROOMS * SEMI DETACHED * OFF ROAD PARKING * MODERN/KITCHEN DINER * CONTEMPORARY BATHROOM ****

Sell Right Estate Agents are pleased to bring to the market this well-presented two-bedroom semi-detached property situated in the popular Rhydyfelin area of Pontypridd. The property is conveniently located within close proximity to a choice of Welsh and English speaking primary schools, an English speaking comprehensive school, and a Catholic comprehensive school. A range of local amenities including shops, pubs, and Hawthorn Leisure Centre are also nearby, while the A470 link road provides excellent commuter access to Cardiff. The ground floor accommodation briefly comprises of an entrance hallway, a comfortable lounge, a modern kitchen/diner, and a contemporary bathroom. To the first floor there is a landing area leading to two double bedrooms, with bedroom one benefiting from an en-suite W.C. Externally, the property offers off-road parking to the front via a driveway, along with gated side access leading to the rear garden. The enclosed rear garden provides a private and enclosed outdoor space and features a stone-built shed.

- Tenure: Freehold
- Council Tax Band: B
- Gross Annual Council Tax Charge: £1737.42
- Parking: Off road 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

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, door to lounge, stairs to first floor landing.

Lounge 13' 1" x 10' 9" (3.99m x 3.27m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, door to under stairs storage, opening to kitchen/diner.

Kitchen 8' 11" x 14' 2" (2.71m x 4.31m)

UPVC double glazed window and door to rear, UPVC double glazed window 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 hood, door to lobby area.

Lobby

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

Bathroom 7' 1" x 5' 6" (2.15m x 1.68m)

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

First Floor Landing

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

Bedroom One 14' 5" x 10' 10" (4.40m x 3.30m)

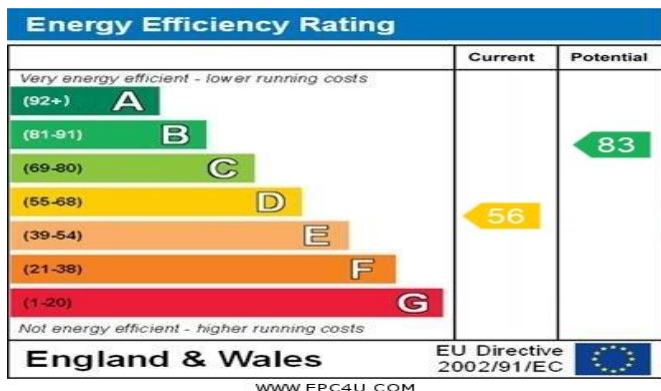
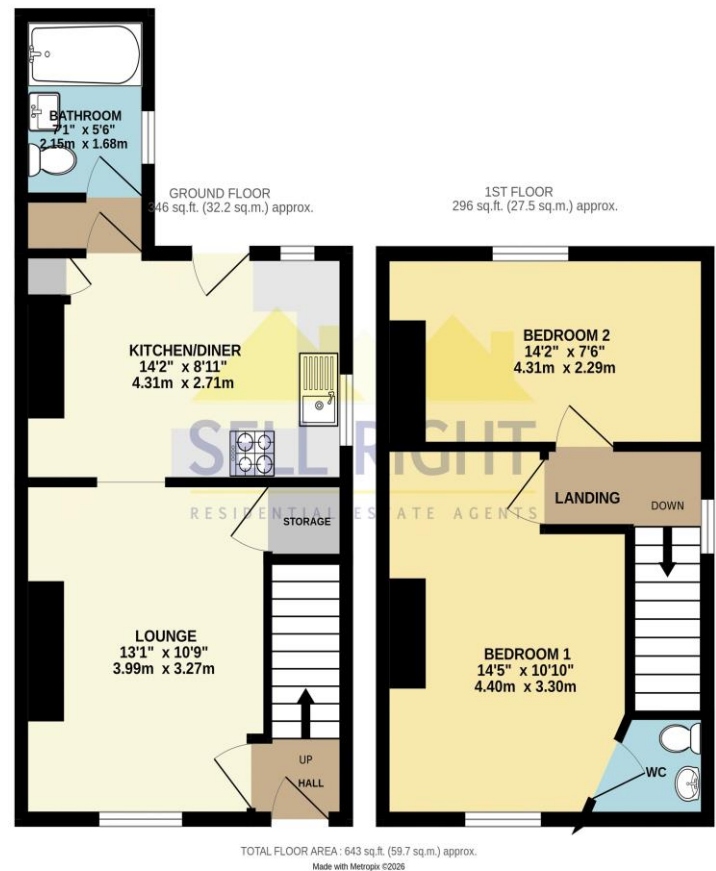
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to en-suite W.C.

En-suite W.C

Plastered walls and ceiling, tiled flooring, W.C, wash hand basin.

Bedroom Two 7' 6" x 14' 2" (2.29m x 4.31m)

UPVC double glazed window to rear, 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.