



Ynysangharad Road

Pontypridd, CF37 4DA

£145,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- WELL PRESENTED
- MODERN KITCHEN & BATHROOM

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * TWO RECEPTION ROOMS * MODERN KITCHEN & BATHROOM * SPACIOUS REAR GARDEN * GREAT LOCATION * WALKING DISTANCE TO PARK & TOWN CENTRE ****

Sell Right Estate Agents are proud to present to the market this beautifully presented two double bedroom mid-terrace property located in the heart of Pontypridd. The home combines character with modern living and is ready to move straight into. The accommodation comprises a welcoming lounge, a separate dining room perfect for entertaining, and a modern fitted kitchen with contemporary finishes. Upstairs, you'll find two spacious double bedrooms and a stylish, modern family bathroom. To the rear, the property boasts a generous garden, thoughtfully arranged with a variety of established plants, creating a wonderful outdoor space to relax or entertain. Ideally situated within walking distance of Pontypridd town centre, you can enjoy easy access to a wide range of amenities, shops, cafes and excellent public transport links. The property is also conveniently located a short distance from the A470 link road, providing superb commuter access to Cardiff and surrounding areas. Please contact Sell Right Estate Agents to book your viewing of this charming home.

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

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to lounge and dining room, stairs to first floor landing.

Lounge 9' 4" x 13' 3" (2.84m x 4.05m)

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

Dining Room 10' 4" x 13' 11" (3.15m x 4.24m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 11' 9" x 7' 0" (3.59m x 2.13m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, door to under stairs storage.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 8' 2" x 6' 2" (2.48m x 1.87m)

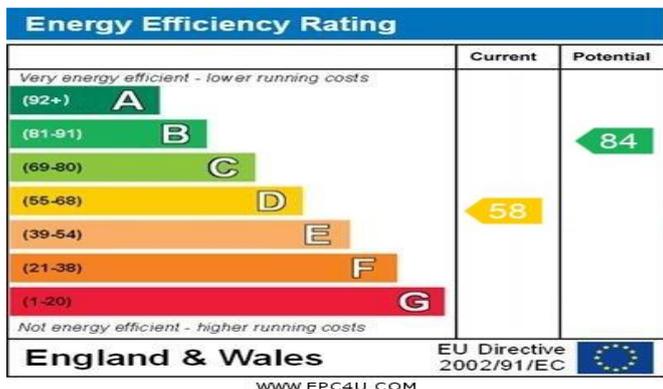
UPVC double glazed window to front, papered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with glass side screen and waterfall shower.

Bedroom One 9' 9" x 12' 7" (2.97m x 3.83m)

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

Bedroom Two 10' 1" x 11' 3" (3.08m x 3.42m)

UPVC double glazed window to rear, papered 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.