



MEL JOHN
ESTATE AGENT

56 Hazel Grove | Caerphilly | CF83 3BP

T: 02920861991 | M: 07811247906 | E: melanie.john@meljohnestateagent.co.uk | W: www.meljohnestateagent.co.uk



Thinking of Selling?

88 Maes Yr Awel, Pontypridd, CF37 5EW



£210,000

Freehold

- Semi Detached
- 2 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Garden
- Driveway

John Estate Ltd is registered at 56 Hazel Grove, Caerphilly, CF83 3BP. Company No: 10455229

If you have instructed another agent to sell your property and have instructed Mel John Estate Agent to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract that you have with your current agent



Immaculately presented throughout. Two bedroom semi detached house located in the popular area of Rhydyfelin, south of Pontypridd. Easy access to amenities within the location and surrounding areas provides and benefits many opportunities to this property these include The Taff Trail which is a 55 mile cycle or walk from Cardiff to Brecon. The University of Glamorgan is placed in the neighbouring village of Treforest, Hospital, Doctors, Police Station, Schools, Leisure Facilities, Hotels, Public Houses, Restaurants and shopping facilities of all degrees are also close by. Good transport links via the A470/M4 are within ease plus rail links to Cardiff city centre and the valleys from Pontypridd and Taffs Well.

Accommodation:

Porch: 3'11" x 3'5"

Hall

Lounge: 11'1" x 14'0"

Kitchen / Diner: 17'8" x 10'9"

Landing

Bedroom One: 11'5" x 12'4"

Bedroom Two: 11'5" x 11'4"

Bathroom: 5'8" x 7'1"

WC: 2'11" x 5'0"

Freehold

Council Tax Band B

