



Llys Celyn

Tonteg Pontypridd, CF38 1LF

£145,000

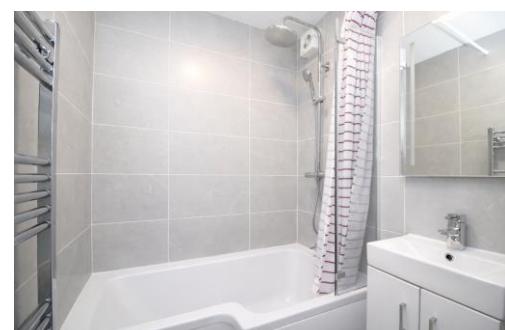
- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- SHORT WALK TO AMENITIES
- MODERN BATHROOM

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** GROUND FLOOR APARTMENT * TWO DOUBLE BEDROOMS * SPACIOUS LOUNGE * MODERN BATHROOM **

Sell Right Estate Agents are proud to present to the market this well presented two bedroom, ground floor apartment set in Tonteg. The estate is also located within a stones throw of a shopping precinct where you can find an array of cafes, shops and amenities as well being within walking distance to bus stops. The accommodation features an entrance hallway, spacious lounge, contemporary bathroom, separate W.C, kitchen and two double bedrooms. Please contact Sell Right Estate Agents to book your viewing on this spacious apartment.

Tenure: Leasehold

Lease term remaining: 87 years

Ground rent: £10 per year

Service charges: £58.38 per month

Council Tax Band: B

Annual Gross Council Tax Charge: £1719.15

Parking: On street

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains 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>

Hallway

Double glazed door to communal hallway, plastered walls, textured ceiling, carpet flooring, radiator, doors to kitchen, lounge, bathroom, W.C, two bedrooms and built in storage cupboard.

Kitchen 16' 4" x 7' 3" (4.99m x 2.20m)

UPVC double glazed window to front, plastered and tiled walls, textured ceiling, laminate flooring, wall and base units with laminate work tops, integrated oven and hob, stainless steel sink unit with mixer tap.

Lounge 19' 7" x 12' 4" (5.96m x 3.77m)

UPVC double glazed window and door to front, papered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

Bathroom 4' 10" x 8' 1" (1.47m x 2.47m)

Tiled walls, plastered ceiling, vinyl flooring, chrome towel rail radiator, vanity wash hand basin, panelled bath with over head shower.

W.C

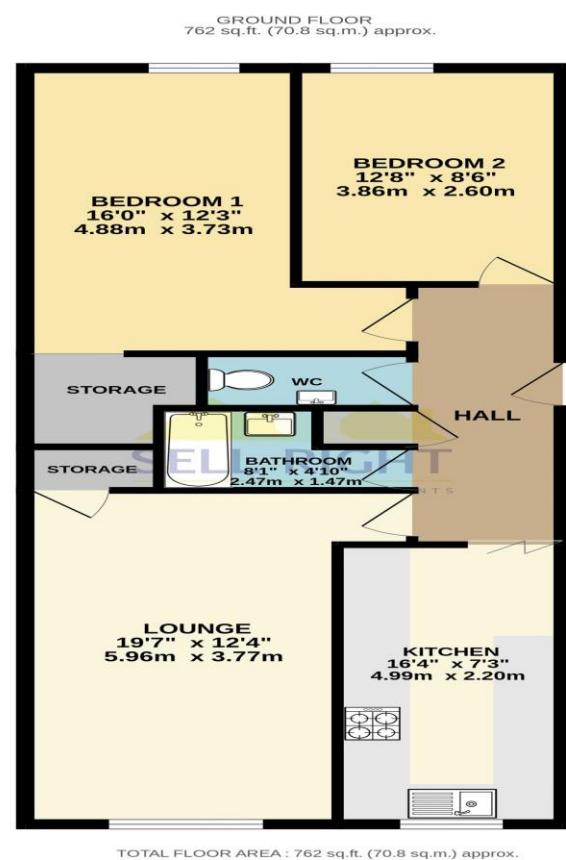
Tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin.

Bedroom One 16' 0" x 12' 3" (4.88m x 3.73m)

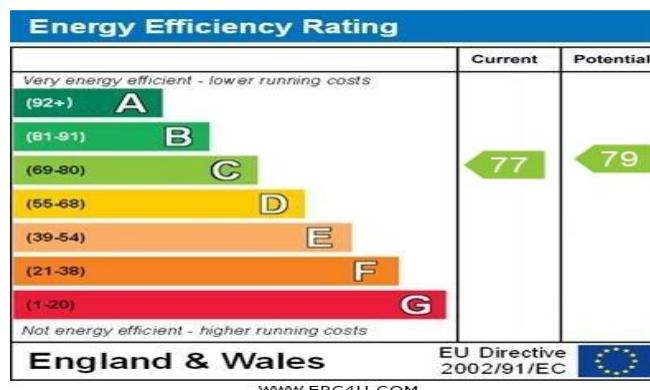
UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, opening to built in storage.

Bedroom Two 12' 8" x 8' 6" (3.86m x 2.60m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.
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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.