



Ynysddu

Pontyclun, CF72 9UA

£299,950

- NO ONWARD CHAIN
- TWO BEDROOMS
- DETACHED BUNGALOW
- GARAGE
- CONSERVATORY TO REAR
- DESIRED LOCATION

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**** NO ONWARD CHAIN * TWO BEDROOMS * DETACHED BUNGALOW * CORNER PLOT * OFF ROAD PARKING * DETACHED GARAGE * CONSERVATORY TO REAR ****

Sell Right Estate Agents are pleased to bring to the market this charming two-bedroom detached bungalow situated in the highly sought-after town of Pontyclun. Ideally positioned within a short walk of the well-regarded Y Pant Comprehensive School, as well as the town's bustling high street, the property enjoys convenient access to an eclectic mix of independent shops, businesses, restaurants, and bars. Pontyclun Train Station is also nearby, providing excellent transport links for commuters, while the retail facilities and supermarkets of Talbot Green are just a short drive away. The accommodation briefly comprises an entrance hallway, W.C. cloakroom, kitchen, a spacious bay-fronted lounge, bathroom, two generous bedrooms, and a conservatory to the rear. Externally, the property occupies a sizeable corner plot with gardens laid to lawn to the front and side, off-road parking via a driveway, and a detached garage. To the rear, there is a private, low-maintenance garden, predominantly laid with patio—perfect for outdoor relaxation and entertaining. Please contact Sell Right Estate Agents to book your viewing on this lovely bungalow.

Tenure: Freehold

Council Tax Band: D

Annual Gross Council Tax Charge: £2333.35

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, radiator, doors to W.C and lounge.

W.C

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

Lounge 21' 0" x 12' 6" (6.39m x 3.81m)

UPVC double glazed bay window to front, UPVC double glazed windows to side, plastered walls, textured ceiling, laminate flooring, radiator, doors to inner hallway and kitchen.

Kitchen 7' 9" x 10' 7" (2.37m x 3.23m)

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

Inner Hallway

Plastered walls, textured ceiling, laminate flooring, doors to bathroom, two bedrooms and built in storage.

Bathroom 7' 3" x 6' 3" (2.22m x 1.91m)

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

Bedroom One 9' 2" x 12' 7" (2.80m x 3.83m)

UPVC double glazed doors to conservatory, plastered walls, textured ceiling, carpet flooring, radiator.

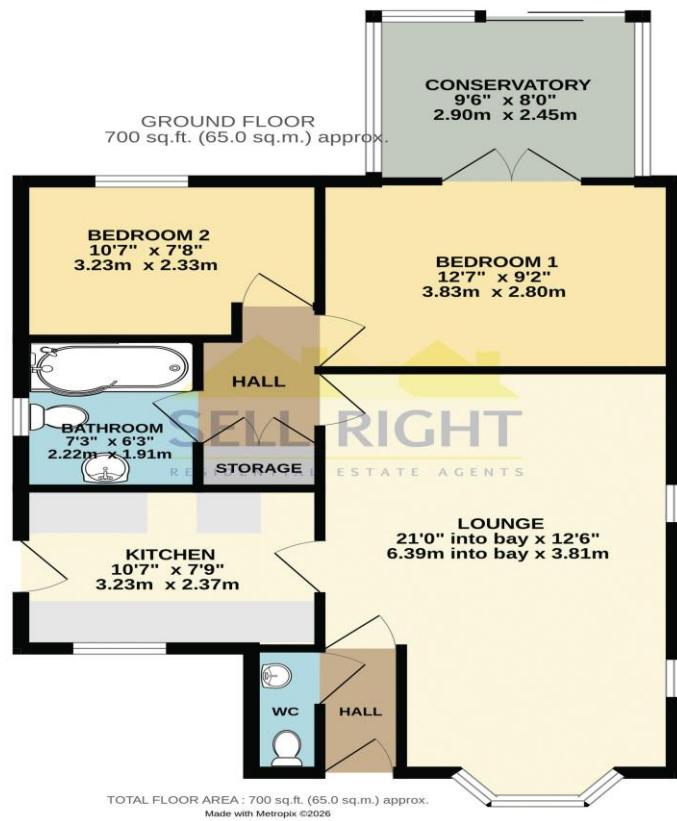
Conservatory 8' 0" x 9' 6" (2.45m x 2.90m)

UPVC double glazed windows and sliding doors to rear garden, carpet flooring, radiator.

Bedroom Two 7' 8" x 10' 7" (2.33m x 3.23m)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.