



Cardigan Close

Tonteg Pontypridd, CF38 1LB

£279,950

- THREE BEDROOMS
- EXTENDED
- MODERN BATHROOM & SHOWER ROOM
- CONTEMPORARY KITCHEN/DINER
- STUDY/HOME GYM
- AMPLE OFF ROAD PARKING

See all our properties on.....



**** EXTENDED * THREE BEDROOMS * MODERN KITCHEN/DINER * UTILITY ROOM * CONTEMPORARY BATHROOM * DOWNSTAIRS SHOWER ROOM * STUDY/HOME GYM * DETACHED GARAGE * THREE RECEPTION ROOMS ****

Sell Right Estate Agents are pleased to bring to the market this extended three bedroom semi detached property in Tonteg.

The property is conveniently located by being within two minutes walk of local amenities as well as the well thought of Gwauncelyn Primary School. The ground floor accommodation comprises of an entrance porch, spacious lounge, modern kitchen/diner, versatile family room, utility room and a contemporary shower room. The first floor boasts a landing area that offers access to three well proportioned bedrooms with fitted storage, contemporary bathroom and the loft. Externally the property benefits from a low maintenance garden to the rear where you will also find a partially converted garage which has been insulated and can act as a home office/gym. The front aspect showcases ample off road parking for multiple vehicles.

Please contact Sell Right Estate agents to arrange your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2210.34

Parking: Off Street 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 Porch

Double glazed composite door to side, UPVC double glazed windows to side, plastered walls, pvc panelled ceiling, UPVC double glazed sliding door to lounge.

Lounge 13' 4" x 16' 7" (4.06m x 5.05m)

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

Kitchen/Diner 10' 10" x 16' 7" (3.29m x 5.05m)

UPVC double glazed window to side, plastered walls and ceiling, laminate and tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated dishwasher, oven and hob with over head extractor hood, opening to family room, door to utility room.

Family Room 11' 2" x 8' 10" (3.41m x 2.68m)

UPVC double glazed doors to rear, plastered walls and ceiling, laminate flooring.

Utility Room 11' 2" x 6' 2" (3.41m x 1.87m)

Skylight, plastered walls and ceiling, tiled flooring, radiator, door to downstairs shower room.

Downstairs Shower Room 8' 2" x 2' 10" (2.48m x 0.87m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, solid oak doors to bathroom and three bedrooms, loft access.

Bathroom 5' 6" x 6' 4" (1.68m x 1.94m)

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

Bedroom One 13' 4" x 9' 10" (4.07m x 2.99m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to fitted wardrobes.

Bedroom Two 10' 11" x 9' 10" (3.32m x 2.99m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to fitted wardrobe.

Bedroom Three 10' 1" x 6' 6" (3.08m x 1.97m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to fitted wardrobe.



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.