



Heol Nant

Church Village Pontypridd, CF38 1RT

£209,950

- NO ONWARD CHAIN
- SUBSTANTIALLY SIZED CORNER PLOT
- OFF ROAD PARKING
- THREE BEDROOMS
- WELL MAINTAINED
- OPEN PLAN KITCHEN/DINING

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Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property in Church Village. The property is conveniently located by being within easy access of the Church Village bypass as well as a number of shops and bars in the vicinity. The property is also located within short walking distance to a range of Welsh and English speaking primary and comprehensive schools. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, contemporary kitchen, downstairs W.C and a lobby area. The first floor benefits from a landing area which offers access to the loft, bathroom and three well proportioned bedrooms. Externally the property showcases a substantially sized corner plot to the rear and off road parking via a driveway to the front. Please contact Sell Right Estate Agents to book your viewing on this beautiful home.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £1964.76

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 and ceiling, stairs to first floor landing, door to dining room.

Dining Room 10' 1" x 14' 11" (3.08m x 4.55m)

UPVC double glazed doors to rear, plastered walls and ceiling, laminate flooring, radiator, opening to kitchen and lounge.

Lounge 10' 5" x 10' 4" (3.18m x 3.15m)

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

Kitchen 10' 1" x 5' 10" (3.08m x 1.78m)

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

Lobby

UPVC double glazed window and door to side, plastered walls, textured ceiling, tiled flooring, door to downstairs W.C.

Downstairs W.C

UPVC double glazed window to front, plastered walls, textured ceiling, tiled flooring, radiator, W.C, wash hand basin.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage.

Bathroom 8' 8" x 4' 8" (2.63m x 1.41m)

UPVC double glazed window to front, tiled walls, textured ceiling, vinyl flooring, radiator, W.C, vanity wash hand basin, walk in shower cubicle.

Bedroom One 10' 6" x 13' 2" (3.21m x 4.02m)

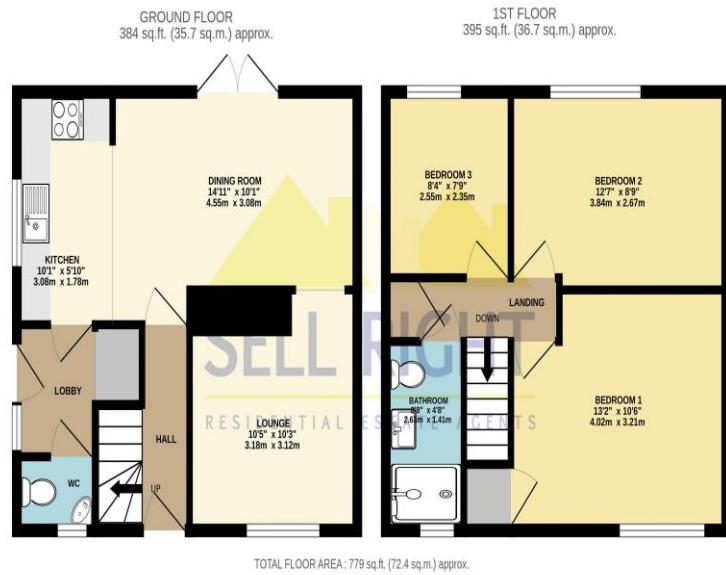
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 8' 9" x 12' 7" (2.67m x 3.84m)

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

Bedroom Three 8' 4" x 7' 9" (2.55m x 2.35m)

UPVC double glazed window to rear, plastered walls and 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.