



## Merthyr Road

Pontypridd, CF37 4DG

**£210,000**

- NO ONWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- INTEGRAL GARAGE
- EN-SUITE TO BEDROOM ONE
- SPACIOUS KITCHEN/BREAKFAST ROOM

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Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom end of terrace property in Pontypridd. The property is conveniently positioned by offering easy access to the A470 link road as well as Pontypridd town centre and the array amenities that can be found therein. The lower ground floor accommodation comprises of a rear porch, storage room, spacious kitchen/breakfast room and integral garage. The ground floor benefits from an entrance porch, inner hallway, bay fronted dining room, roomy lounge, study area and the primary bathroom. The first floor boasts a landing area which offers access to three well proportioned bedrooms, with an en-suite shower room being found in bedroom one. Externally the property boasts a courtyard to the rear and off road parking for multiple vehicles to the front via a block paved driveway. Please contact Sell Right Estate Agents to book your viewing on this unique property.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2233.83

Parking: Off road via driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

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>

#### Kitchen/Diner 14' 7" x 16' 1" (4.45m x 4.90m)

UPVC double glazed window to rear courtyard, UPVC double glazed door to rear porch, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, gas range cooker, door to integral garage, stairs to ground floor.

#### Rear Porch

UPVC double glazed window and door to rear courtyard, opening to storage.

#### Entrance Porch

UPVC double glazed window and door to front, textured walls and ceiling, laminate flooring, door to hallway.

#### Hallway

Plastered walls and ceiling, laminate flooring, doors to lounge and dining room, stairs to first floor landing.

#### Lounge 15' 2" x 15' 2" (4.63m x 4.63m)

UPVC double glazed window to front, UPVC double glazed bay window to side, plastered walls and ceiling, carpet flooring, radiator.

#### Dining Room 16' 5" x 11' 3" (5.00m x 3.42m)

UPVC double glazed bay window to front, plastered walls and ceiling, laminate flooring, doors to lower ground floor and study.

#### Study 9' 5" x 6' 3" (2.88m x 1.91m)

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

#### Bathroom 6' 2" x 9' 5" (1.87m x 2.88m)

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

#### First Floor Landing

Plastered and papered walls, plastered ceiling, carpet flooring, doors to three bedrooms.

#### Bedroom One 15' 7" x 11' 3" (4.75m x 3.43m)

UPVC double glazed windows to front and side, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

#### En-suite 9' 0" x 6' 0" (2.74m x 1.84m)

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

#### Bedroom Two 9' 6" x 9' 6" (2.89m x 2.89m)

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, radiator.

#### Bedroom Three 5' 2" x 15' 2" (1.58m x 4.63m)

UPVC double glazed windows to front, plastered walls and ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

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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.