



Poplar Road

Rhydyfelin Pontypridd, CF37 5LR

£265,000

- THREE BEDROOMS
- EXTENDED
- OFF ROAD PARKING
- CONSERVATORY TO SIDE
- STYLISH DECOR THROUGHOUT
- CORNER PLOT

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**** CORNER PLOT * CONSERVATORY TO SIDE * EXTENDED * OFF ROAD PARKING * THREE BEDROOMS * MODERN KITCHEN & BATHROOM * STYLISH DECOR ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom property in the Rhydyfelin area of Pontypridd. The property has been tastefully decorated by the current owner with stylish features such as a modern kitchen, contemporary four piece bathroom suite and solid oak doors to name but a few. On the ground floor the property benefits from an entrance hallway, spacious lounge, dining room, kitchen, conservatory, utility room and bathroom. The first floor accommodation comprises of a landing area offering access to three well proportioned bedrooms with an en-suite W.C being found in bedroom one. Owing to its corner plot, the property boasts ample garden space to the front, side and rear with off road parking for multiple vehicles to the front aspect. The property is conveniently located by being within close distance to the A470 link road, local amenities, a wide range of schools, as well as being within walking distance to local shops and Hawthorn Leisure Centre. Please contact Sell Right Estate Agents to book your viewing on this stunning property.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1985.64
- Parking: On Street
- 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
Double glazed composite door to front, plastered walls, textured ceiling, tiled flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 13' 8" x 12' 7" (4.16m x 3.83m)
UPVC double glazed window to front, plastered walls and ceiling, herringbone flooring, radiator, doors to dining room and under stairs storage.

Dining Room 8' 6" x 11' 8" (2.58m x 3.56m)
UPVC double glazed doors to conservatory, plastered walls, textured ceiling, laminate flooring, radiator, door to utility room, opening to kitchen.

Kitchen 9' 7" x 8' 10" (2.92m x 2.70m)
UPVC double glazed window and door to rear garden, plastered walls and ceiling, tiled flooring, wall and base units with solid wood work tops and tiled splash backs, integrated oven and hob with over head extractor hood, sink unit with pull down mixer tap.

Utility Room
Plastered and wood panelled walls, textured ceiling, tiled flooring, wall and base units with laminate work tops, opening to bathroom.

Bathroom 9' 5" x 5' 4" (2.86m x 1.62m)
UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, radiator, waterfall shower cubicle, wash hand basin with mixer tap, W.C, free standing bathtub.

Conservatory 11' 11" x 11' 0" (3.62m x 3.36m)
UPVC double glazed windows and door to rear garden, tiled flooring, radiator.

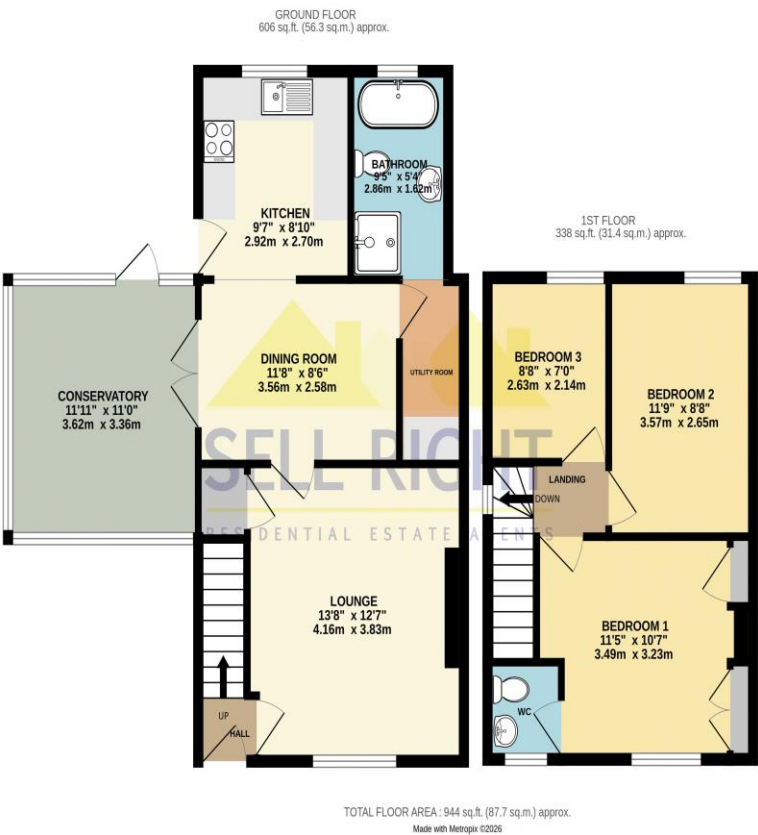
First Floor Landing
UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to three bedrooms.

Bedroom One 10' 7" x 11' 5" (3.23m x 3.49m)
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to fitted storage and en-suite W.C.

En-suite W.C
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, wash hand basin, W.C.

Bedroom Two 11' 9" x 8' 8" (3.57m x 2.65m)
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 8' 8" x 7' 0" (2.63m x 2.14m)
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.