

FREEHOLD



House - Semi-Detached (EPC Rating: C)

2 CLOS GELLIFAELOG, TONYPANDY,  
RHONDDA CYNON TAFF, CF40 1BH

£159,995



# 2 Bedroom House - Semi-Detached located in Tonypandy

\*\*\*\*\*ABSOLUTELY IMMACULATE CONDITION\*\*\*ATTRACTIVELY PRICED\*\*\* VIEWING RECOMMENDED \*\*\*\*\*

We are pleased in offering for sale this semi detached residence located in Tonypandy. This very well presented property features a hallway, lounge, kitchen, bathroom and two bedrooms. This property boasts numerous benefits some of which are a drive and double glazing. Well maintained rear garden and patio area. Internal inspection is of great importance to appreciate exactly what's on offer.

## Hall

Enter via the composite front door into the reception hall. Plain plaster and emulsion decor finished to a flat ceiling and a central light fitting. Laminate flooring. Power points. Door to kitchen and lounge.

## Cloaks

5'5" x 2'8"

PVCU double glazed window to front. Suite comprising pedestal wash hand basin and w.c. Part ceramic tile decor. Ceramic tile flooring.

## Kitchen

8'6" x 6'5"

PVCU double glazed window to front. A fitted kitchen with a range of matching wall and base units. Heat resistant work surfaces with inset sink, drainer and mixer tap. Built in oven, hob and over head extractor fan. Ceramic tile splashback finished to plain plaster and emulsion decor with a flat ceiling and central light fitting. Laminate flooring. Power points. Door to hall.

## Kitchen.

8'6" x 6'5"

image 2

## Lounge

15'6" x 13'1"

PVCU double glazed French doors to rear. Plain plaster and emulsion decor finished to a flat ceiling and central light fitting. Laminate flooring. Radiator. Power points. TV point. Sky point. Open stairs to 1st floor.

## Lounge.

15'6" x 13'1"

image 2

## Lounge..

15'6" x 13'1"

image 3

## Landing Area

Doors to bedrooms and bathroom. Fitted carpet. Loft access. Power points.

## Bathroom

6'4" x

PVCU double glazed window to side. Suite comprising bath with shower over, pedestal wash hand basin and w.c. Part ceramic tile/part plain plaster and emulsion decor finished to a flat ceiling and central light fitting. Ceramic tile flooring. Radiator. Shaver point.

## Bathroom

15'6" x 13'1"

Image 2

## Bedroom 1

14'4" x 8'1"

Two PVCU double glazed windows to front. Plain plaster and emulsion decor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points. TV point. Sky point.

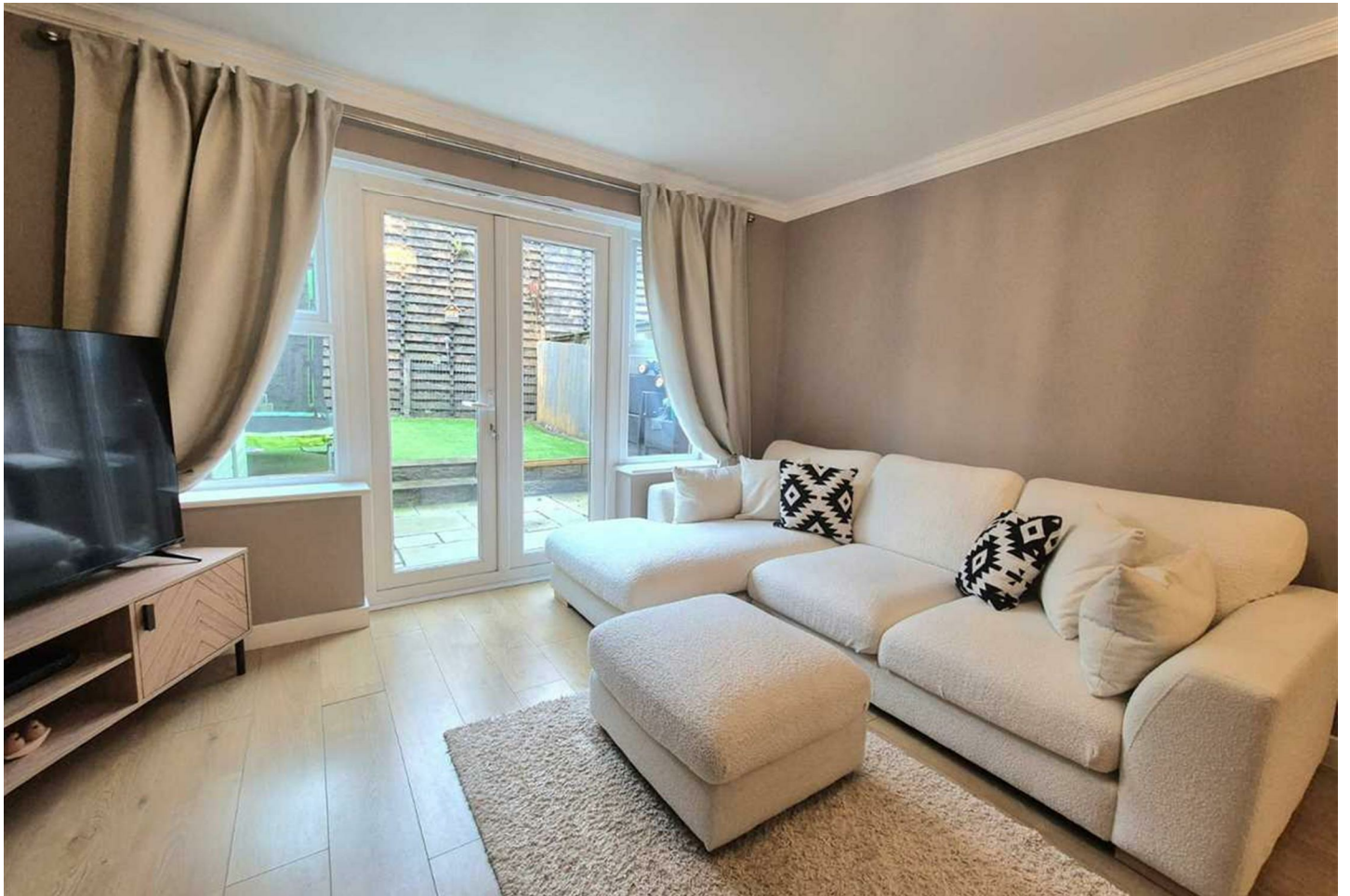
## Bedroom 1.

14'4" x 8'1"

## Bedroom 2

13'1" x 8'4"

PVCU double glazed window to rear. Built in wardrobe. Plain plaster and emulsion decor finished to a flat ceiling and central light fitting. Fitted carpet. Radiator. Power points. TV point.



## Bedroom 2

### Rear Garden

A rear garden, with side access leading to a mature garden with a patio and barbeque area, a selection of mature shrubs and flowerbeds.

### Rear Garden.

### Rear Garden..

### Rear Garden...

image 2

### Exterior Parking

Driveway with off road parking for two vehicles.

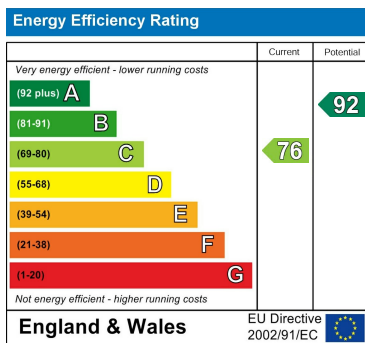
### Exterior



Council Tax Band

**B**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.