



## Heol Gronfa

Cilfynydd Pontypridd, CF37 4HE

**£75,000**

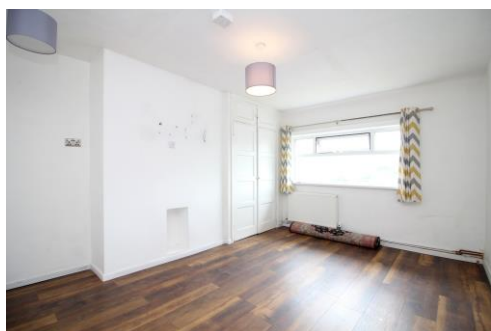
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- SPACIOUS LOUNGE
- FIRST FLOOR FLAT
- COMBI BOILER

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**\*\* NO ONWARD CHAIN \* LEASE TO BE EXTENDED TO 125 YEARS ON COMPLETION \* TWO DOUBLE BEDROOMS \* MODERN BATHROOM \* SPACIOUS LOUNGE \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious one bedroom first floor flat in the Cilfynydd area of Pontypridd. The property is located with in a quiet estate with an open field and children's play park just across road. The property is also well served by bus links and is also a short drive from the A470 link road which provides excellent commuter access to Cardiff to the south and Merthyr Tydfil to the north. The accommodation features a hallway, spacious lounge, kitchen, modern bathroom and two double bedrooms. Please contact Sell Right Estate Agents to book your viewing on this excellent property.

Tenure: Leasehold

Lease term remaining: 80 years

Ground rent: £10 per year

Service Charges: £15 per month

Council tax band: A

Annual Gross Council Tax Charge: £1489.23

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>

### Hallway

Plastered walls and ceiling, doors to bathroom, two bedrooms and lounge.

### Bathroom 7' 5" x 6' 2" (2.26m x 1.87m)

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 mains shower and glass side screen.

### Lounge 14' 11" x 11' 10" (4.54m x 3.61m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, doors to storage housing combi boiler and kitchen.

### Kitchen 7' 5" x 10' 0" (2.26m x 3.06m)

UPVC double glazed window to and door to rear balcony, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated hob with over head extractor hood.

### Bedroom One 16' 0" x 8' 4" (4.88m x 2.55m)

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

### Bedroom Two 10' 10" x 10' 11" (3.31m x 3.32m)

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



TOTAL FLOOR AREA : 585 sq. ft. (54.4 sq. m.) approx.  
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### DISCLAIMER

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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.