



Manor Court

Church Village Pontypridd, CF38 1DW

£139,950

- NO ONWARD CHAIN
- MODERN KITCHEN
- END OF TERRACE
- THREE BEDROOMS
- CONTEMPORARY BATHROOM
- AMPLE GARDEN SPACE

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**** THREE BEDROOMS * END OF TERRACE * MODERN KITCHEN * CONTEMPORARY BATHROOM ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom end of terrace property property in Church Village. The property's convenient location lends itself to being within close proximity to local amenities and transport links such as the Church Village bypass, as well as being within walking distance to a choice of Welsh and English speaking schools. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious lounge, dining room and a modern kitchen. The first floor benefits from a landing area, contemporary bathroom and three bedrooms. Externally the property is able offer ample sized front and rear gardens. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Annual Gross Council Tax Charge: £1719.15

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

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to lounge, kitchen. downstairs W.C and storage cupboard, stairs to first floor landing.

Downstairs W.C

UPVC double glazed window to front, plastered walls, papered ceiling, laminate flooring, radiator, W.C.

Lounge 10' 9" x 12' 6" (3.28m x 3.80m)

UPVC double glazed sliding doors to rear garden, papered walls, textured ceiling, tiled flooring, radiator, opening to dining room.

Dining Room 10' 9" x 7' 3" (3.28m x 2.20m)

UPVC double glazed window to rear, papered walls, textured ceiling, tiled flooring, radiator, opening to kitchen.

Kitchen 8' 10" x 11' 1" (2.68m x 3.39m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated appliances to include washing machine, fridge, oven and gas hob.

First Floor Landing

Plastered walls, textured ceiling, laminate flooring, doors to bathroom and three bedrooms, loft access.

Bathroom 8' 0" x 4' 11" (2.45m x 1.50m)

UPVC double glazed window to tiled walls and flooring, pvc panelled ceiling, radiator, W.C, vanity wash hand basin, panelled bath.

Bedroom One 10' 7" x 11' 8" (3.22m x 3.55m)

UPVC double glazed window to rear, papered walls, textured ceiling, laminate flooring, radiator, door to built in storage.

Bedroom Two 8' 3" x 11' 8" (2.51m x 3.55m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, doors to fitted wardrobes.

Bedroom Three 8' 6" x 7' 10" (2.60m x 2.39m)

UPVC double glazed window to rear, papered walls, plastered ceiling, laminate 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.