



**Moorland Heights**  
Pontypridd, CF37 4AQ

**£235,000**

- TWO DOUBLE BEDROOMS
- SPACIOUS & PRIVATE REAR GARDEN
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- OFF ROAD PARKING
- DESIRED LOCATION

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**\*\* DESIRED LOCATION \* MODERN KITCHEN \* CONTEMPORARY BATHROOM \* SEMI DETACHED BUNGALOW \* EXCELLENT GARDEN SPACE \*\***

Situated in the ever-popular Pontypridd Common area, this well-presented two-bedroom semi-detached bungalow enjoys an elevated position with stunning valley-side views. The accommodation comprises an entrance porch, hallway, comfortable lounge, modern fitted kitchen with integrated appliances, contemporary bathroom, and two generous double bedrooms. Externally, the property benefits from off-road parking via a driveway to the front, while the rear boasts a spacious, private and tranquil garden, providing an ideal setting for relaxation and outdoor enjoyment. An excellent opportunity for those seeking single-storey living in a highly desirable location. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £2074.80

Parking: Off road via driveway

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 Porch

UPVC double glazed windows and door to front, plastered walls and ceiling, vinyl flooring, door to hallway.

### Hallway

Plastered walls, textured ceiling, carpet flooring, radiator, door to lounge.

### Lounge 16' 10" x 14' 10" (5.13m x 4.51m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to inner hallway and kitchen.

### Kitchen 9' 4" x 7' 10" (2.85m x 2.40m)

UPVC double glazed window and door to side, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with tiled splash backs, sink unit with pull down mixer tap, integrated appliances to include fridge/freezer, oven and hob with over head extractor fan.

### Inner Hallway

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

### Bathroom 6' 1" x 7' 10" (1.86m x 2.40m)

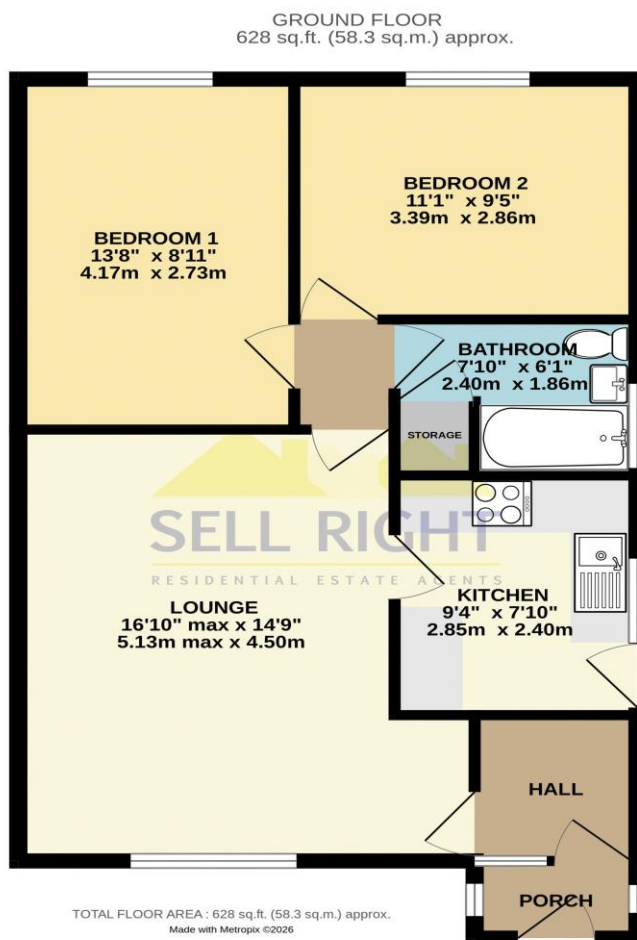
UPVC double glazed window to side, tiled walls and flooring, textured ceiling, radiator, tiled bath with over head shower, W.C and wash hand basin.

### Bedroom One 13' 8" x 8' 11" (4.17m x 2.73m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

### Bedroom Two 9' 5" x 11' 1" (2.86m x 3.39m)

UPVC double glazed window to rear, plastered walls, textured 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.