



Ross Close

Penycoedcae Pontypridd, CF37 1XG

£199,950

- TWO BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- CORNER PLOT
- MODERN BATHROOM
- CONTEMPORARY KITCHEN

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**** TWO BEDROOMS * SEMI DETACHED * MODERN KITCHEN AND BATHROOM * TRANQUIL SETTING * RARE TO THE MARKET * OFF ROAD PARKING ****

Nestled in the tranquil rural village of Penycodcae, this well-presented two bedroom semi-detached home offers the perfect blend of countryside living and everyday convenience. Despite its peaceful setting, the property is just a short drive from Pontypridd town centre, offering an excellent range of shops, amenities and regular rail services to Cardiff via Pontypridd Train Station. Families will also appreciate the nearby children's play park, located within walking distance. The ground floor accommodation comprises an entrance hallway, a spacious lounge featuring a bay window, and a modern, stylish kitchen. To the first floor there is a roomy landing area, a contemporary shower room, and two well-proportioned bedrooms, both benefiting from built-in storage. Occupying a generous corner plot, the property further boasts a sizeable and private rear garden, while the front offers a lawned garden and off-road parking for multiple vehicles. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual 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 Hallway

Double glazed composite door to front, plastered walls, textured ceiling, radiator, door to lounge.

Lounge 14' 5" x 10' 10" (4.40m x 3.31m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 8' 10" x 14' 1" (2.69m x 4.28m)

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

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to shower room, three bedrooms and built in storage.

Shower Room 5' 6" x 6' 9" (1.67m x 2.07m)

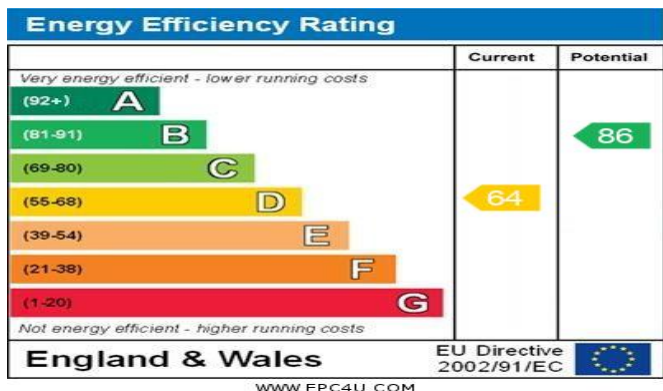
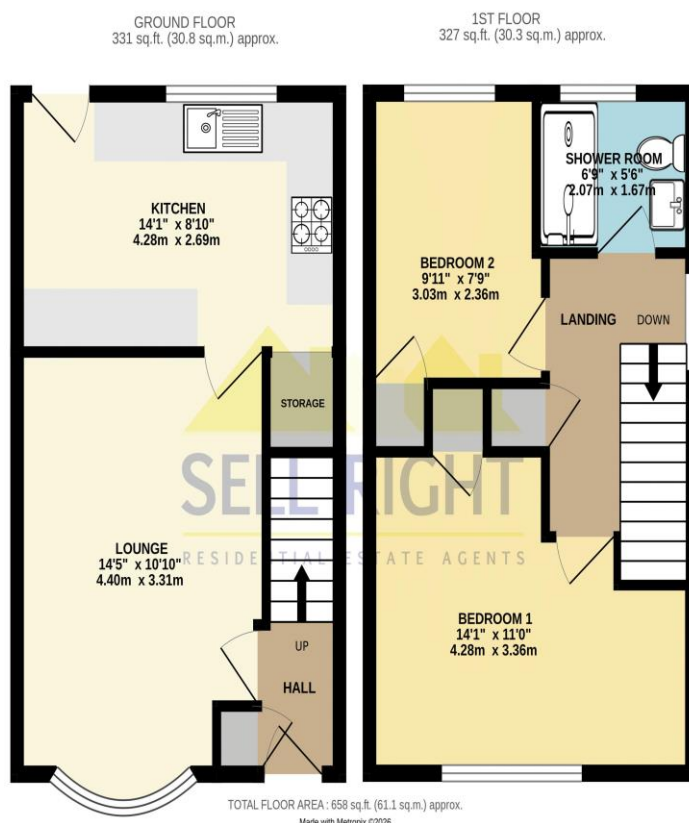
UPVC double glazed window to rear, tiled walls, plastered ceiling, laminate flooring, chrome towel rail radiators, vanity W.C and wash hand basin unit, walk in waterfall shower cubicle.

Bedroom One 11' 0" x 14' 1" (3.36m x 4.28m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Two 9' 11" x 7' 9" (3.03m x 2.36m)

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



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.