



Heol Salem

Church Village Pontypridd, CF38 1RR

£255,000

- TWO BEDROOMS
- OFF ROAD PARKING
- SOUTH FACING REAR
- UPSTAIRS OFFICE ROOM
- BEAUTIFULLY PRESENTED
- INSULATED OUTBUILDING WITH POWER

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**** TWO DOUBLE BEDROOMS * FIRST FLOOR OFFICE ROOM * MODERNISED THROUGHOUT * OFF ROAD PARKING * SOUTH FACING REAR GARDEN ****

Sell Right Estate Agents are proud to present to the market this exceptionally well presented two bedroom semi-detached property in the sought-after area of Church Village has been fully renovated to a very high standard by the current owners, offering stylish and modern living throughout. The property is ideally located in the heart of Church Village, within walking distance of a wide range of shops, amenities and leisure facilities including Llantwit Fardre Leisure Centre. The property also benefits from excellent access to both English and Welsh medium schools, including Llantwit Fardre Primary School and Garth Olwg Primary and Comprehensive Schools. The ground floor accommodation comprises an entrance hallway, a spacious open plan living/dining room featuring a striking double-sided log burner, a bright contemporary kitchen with integrated appliances, utility room and a downstairs W.C. To the first floor are two generous double bedrooms, a beautifully finished and spacious family bathroom, and a versatile office room complete with built-in storage. Externally, the property benefits from a lawned front garden and off-road parking for multiple vehicles via a driveway. There is also access to an insulated outbuilding with power supply, ideal for a home office, gym or workshop. To the rear is a beautifully maintained south-facing garden with a patio seating area, perfect for outdoor entertaining and enjoying the sun throughout the day.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £2052.79

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

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, stairs to first floor landing, door to dining room.

Dining Room 10' 11" x 13' 0" (3.34m x 3.97m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, opening to lounge.

Lounge 10' 2" x 13' 7" (3.11m x 4.13m)

UPVC double glazed sliding doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, opening to kitchen.

Kitchen 10' 2" x 7' 2" (3.11m x 2.19m)

UPVC double glazed windows to side and rear, plastered walls and ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances to include fridge/freezer, oven and hob with over head extractor hood, opening to utility room.

Utility Room 5' 8" x 4' 8" (1.73m x 1.42m)

UPVC double glazed window and door to side, plastered walls and ceiling, laminate flooring, radiator, space for washing machine, door to downstairs W.C.

Downstairs W.C

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, two in one wash basin and W.C.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom, two bedrooms and first floor office room.

Bathroom 8' 5" x 7' 11" (2.56m x 2.42m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiators, W.C, vanity wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 12' 8" x 13' 1" (3.85m x 4.00m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 8' 10" x 12' 6" (2.68m x 3.80m)

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

Office Room 11' 5" x 4' 7" (3.48m x 1.40m)

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



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.