



Oakland Crescent

Cilfynydd Pontypridd, CF37 4HD

£129,950

- TWO BEDROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- SEMI DETACHED
- STUNNING VIEWS

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**** MODERN KITCHEN * OFF ROAD PARKING TO FRONT * TWO BEDROOMS * SEMI DETACHED ****

Sell Right Estate Agents are proud to bring to the market this two bedroom semi detached property in the Cilfynydd area of Pontypridd. The property is conveniently located near to local amenities, schools and transport links such as the A470 link road. The ground floor boasts an entrance hallway, tastefully decorated lounge, contemporary kitchen, rear lobby and downstairs W.C. The first floor benefits from a landing area which offers access to two well proportioned bedrooms and the bathroom. The external features include off road parking via a block paved driveway to the front and a substantially sized garden to the rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1815.45

Parking: Off road via driveway

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>

Hall

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

Lounge 12' 0" x 11' 11" (3.65m x 3.62m)

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

Kitchen 7' 11" x 15' 2" (2.42m x 4.62m)

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

Lobby

UPVC double glazed door to side, plastered walls and ceiling, tiled flooring, door to downstairs W.C and storage.

Downstairs W.C

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, W.C and wash hand basin.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, loft access, doors to bathroom and two bedrooms.

Bathroom 7' 9" x 4' 9" (2.35m x 1.46m)

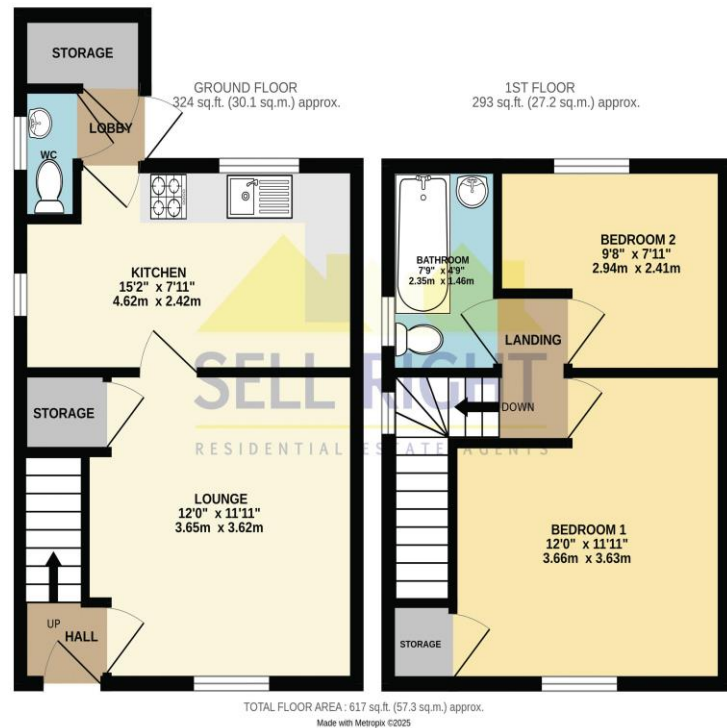
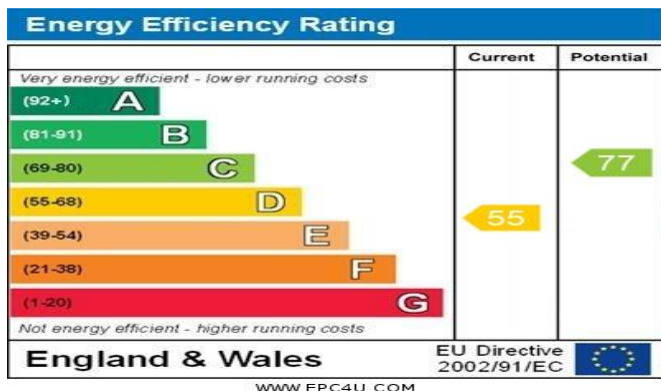
UPVC double glazed window to side, tiled walls, plastered ceiling, non slip flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 11' 11" x 12' 0" (3.63m x 3.66m)

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

Bedroom Two 7' 11" x 9' 8" (2.41m x 2.94m)

UPVC double glazed window to rear, plastered walls and 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.