



Towyn Way

Tonteg Pontypridd, CF38 1NB

£230,000

- NO ONWARD CHAIN
- SPACIOUS GARAGE
- THREE BEDROOMS
- CONSERVATORY TO REAR
- OFF ROAD PARKING
- SEMI DETACHED

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**** THREE BEDROOMS * GARAGE * OFF ROAD PARKING * SUBSTANTIALLY SIZED PLOT * CONSERVATORY TO REAR ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi detached property in a popular estate of Tonteg. The property is conveniently located by being within a short walk of local amenities as well as the well thought of Gwauncelyn Primary School. The ground floor accommodation comprises of an entrance porch, hallway, downstairs W.C, lounge, dining room, kitchen, utility room and a conservatory. The first floor boasts a light landing area that offers access to three well proportioned bedrooms and a bathroom. Externally the property benefits from off road parking via a driveway to the front. To the rear you will find an ample sized and enclosed garden. Please contact Sell Right Estate agents to arrange your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: D

Annual Gross Council Tax Charge: £2210.34

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 window and door to front, wood panelled walls and ceiling, tiled flooring, door to hallway.

Entrance Hallway

Plastered walls, textured ceiling, carpet flooring, radiator, doors to downstairs W.C, lounge and kitchen.

Downstairs W.C

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

Lounge 15' 5" x 11' 3" (4.71m x 3.42m)

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

Dining Room 8' 5" x 9' 7" (2.57m x 2.93m)

UPVC double glazed doors to rear, plastered walls and ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 12' 6" x 7' 7" (3.82m x 2.31m)

UPVC double glazed window to rear, double glazed door to hallway two, tiled walls and flooring, wood panelled ceiling, wood panelled ceiling, wall and base units with laminate work tops, sink unit with mixer tap, door to under stairs storage.

Hallway Two

UPVC double glazed door to front, tiled flooring, doors to garage and conservatory.

Conservatory 7' 5" x 11' 11" (2.27m x 3.64m)

UPVC double glazed window and door to rear, plastered walls, tiled flooring, radiator.

First Floor Landing

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

Bedroom One 12' 11" x 10' 11" (3.94m x 3.33m)

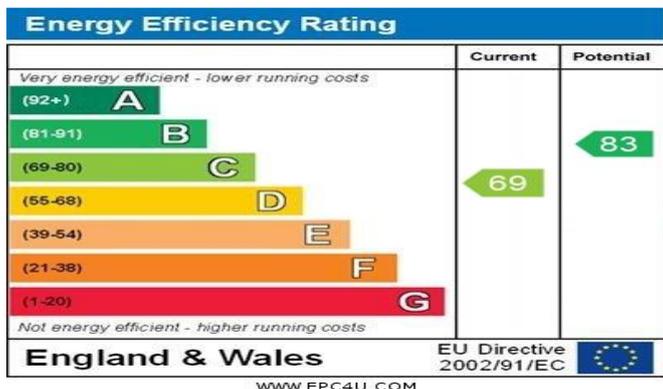
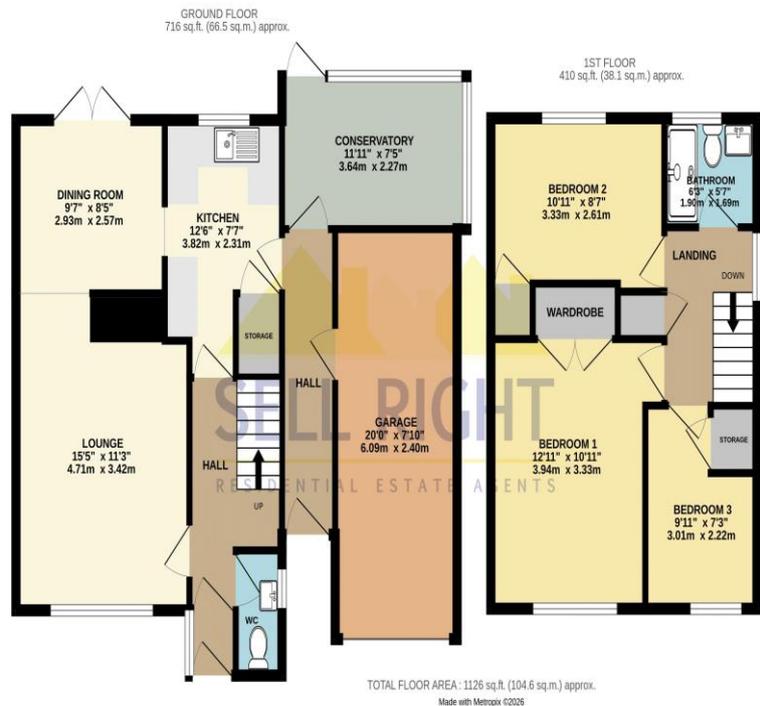
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, doors to built in wardrobes.

Bedroom Two 8' 7" x 10' 11" (2.61m x 3.33m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, door to fitted storage.

Bedroom Three 9' 11" x 7' 3" (3.01m x 2.22m)

UPVC double glazed window to front, papered 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.