SELL RIGHT
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Heol-Y-Plwyf

Ynysybwl Pontypridd, CF37 3HU

£190,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- CHARACTER PROPERTY
- OFF ROAD PARKING
- STUDY/OFFICE
- DETACHED GARAGGE

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**** NO ONWARD CHAIN * THREE BEDROOMS * UPSATIRS OFFICE/STUDY ROOM * CHARACTER PROPERTY * OFF ROAD PARKING * DETACHED GARAGE ****

A characterful three-bedroom semi-detached home, occupying an elevated position in the popular village of Ynysybwl, conveniently located for local shops, schools, countryside walks and transport links to Pontypridd.

The ground floor accommodation comprises an entrance porch, hallway, lounge, dining room, kitchen, rear lobby and bathroom. To the first floor are three well-proportioned bedrooms, a useful home office/box room and a separate W.C./cloakroom.

Externally, the property benefits from generous gardens to both the front and rear, together with off-road parking and a detached garage. Offering spacious and versatile accommodation in a well-connected village setting, this characterful home is well suited to a range of buyers.

Tenure: Freehold
Council Tax Band: B
Gross Annual Council Tax Charge: £1794.77
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 door to front, plastered and tiled walls, plastered ceiling, tiled flooring, door to hallway.

Hallway
Papered walls and ceiling, carpet flooring, radiator, doors to lounge, dining room, kitchen and under stairs storage.

Lounge *13' 5" into bay x 13' 5" (4.08m into bay x 4.09m)*
Double glazed bay window to front, papered walls and ceiling, carpet flooring, radiator.

Dining Room *10' 10" x 11' 10" max (3.30m x 3.61m max)*
Double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.

Kitchen *11' 0" x 10' 5" (3.36m x 3.17m)*
Double glazed window to side, plastered, papered and tiled walls, panelled ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap.

Rear Lobby
UPVC double glazed door to rear garden, papered walls and ceiling, vinyl flooring, doors to bathroom and storage.

Bathroom *7' 0" x 7' 0" max (2.14m x 2.13m max)*
Single glazed window to rear, papered and tiled walls, vinyl flooring, radiator, wash hand basin, panelled bath, door to cupboard housing combi boiler.

First Floor Landing
Papered walls and ceiling, carpet flooring, loft access, doors to W.C, three bedrooms and office/study room.

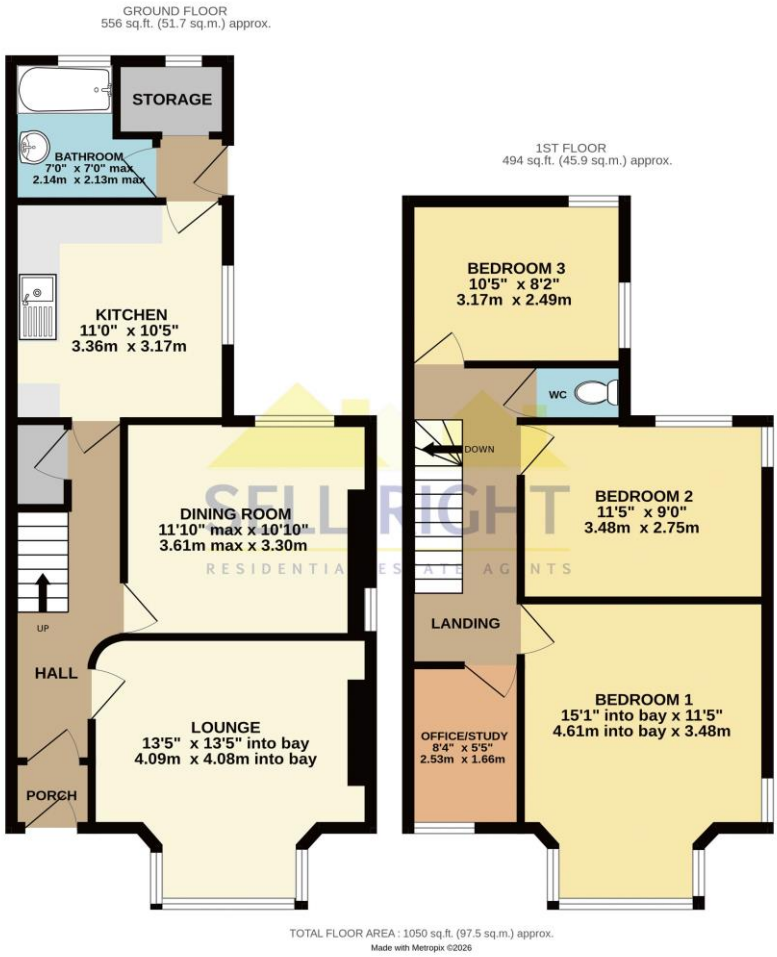
Upstairs W.C
Papered walls and ceiling, carpet flooring, W.C.

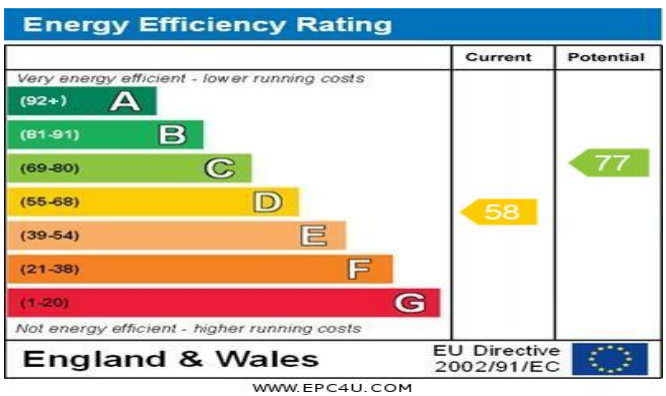
Bedroom One *15' 1" into bay x 11' 5" (4.61m into bay x 3.48m)*
Double glazed bay window to front, UPVC double glazed window to side, papered walls and ceiling, carpet flooring, radiator.

Bedroom Two *9' 0" x 11' 5" (2.75m x 3.48m)*
UPVC double glazed window to side, double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.

Bedroom Three *8' 2" x 10' 5" (2.49m x 3.17m)*
Double glazed window to side, single gazed window to rear, papered walls and ceiling, carpet flooring, radiator.

Office/Study Room *8' 4" x 5' 5" (2.53m x 1.66m)*
Double glazed window to front, papered walls and ceiling, vinyl flooring.





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.