



Llwynmadoc Street

Graigwen Pontypridd, CF37 2HR

£175,000

- STYLISH DECOR
- MODERN KITCHEN
- FOUR PIECE UPSTAIRS BATHROOM
- SPACIOUS LOUNGE/DINER
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS

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** THREE BEDROOMS * MODERN KITCHEN * STYLISH DECOR * UPSTAIRS BATHROOM * CLOSE TO TOWN CENTRE **

Situated in the popular Graigwen area of Pontypridd, this well-presented three-bedroom mid-terrace property offers spacious and modern accommodation within close proximity to Pontypridd town centre and its excellent range of shops, amenities, parks and transport links.

The ground floor comprises an entrance hallway, a spacious lounge/diner featuring an attractive media wall, and a modern fitted kitchen. To the first floor, the landing provides access to three well-proportioned bedrooms and a four-piece bathroom suite.

Externally, the property benefits from an enclosed rear garden laid with decking, providing an ideal space for outdoor seating.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1815.45

Parking: On Street

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, tiled flooring, door to lounge/diner.

Lounge/Diner 20' 8" x 16' 0" (6.30m x 4.88m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, carpet and laminate flooring, radiator, doors to kitchen and under stairs storage, stairs to first floor landing.

Kitchen 9' 5" x 9' 7" (2.86m x 2.93m)

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

First Floor Landing

Plastered and panelled walls, plastered ceiling, carpet flooring, loft access, doors to bathroom and three bedrooms.

Bathroom 9' 5" x 9' 7" (2.86m x 2.93m)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath, shower cubicle.

Bedroom One 10' 10" x 10' 6" max (3.30m x 3.20m max)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Bedroom Two 9' 3" x 10' 6" (2.83m x 3.20m)

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

Bedroom Three 7' 9" x 7' 3" (2.35m x 2.21m)

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



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.