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Treharne Flats

Rhydyfelin Pontypridd, CF37 5DD

£99,950

- MODERN KITCHEN
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- SECOND FLOOR APARTMENT

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**** LEASE TO BE EXTENDED TO 169 YEARS ON COMPLETION * NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * SPACIOUS LOUNGE * MODERN KITCHEN * CONTEPORARY BATHROOM * SECOND FLOOR APARTMENT ****

Situated in the popular Rhydyfelin area of Pontypridd, this well-presented two double bedroom second floor apartment offers spacious and modern accommodation throughout. Conveniently located within close proximity to a selection of primary and comprehensive schools, local shops and everyday amenities, the property is ideally positioned for convenient living.

Internally, the accommodation comprises an entrance hallway with intercom entry system, a spacious lounge, modern fitted kitchen, contemporary bathroom and two generously sized double bedrooms.

Tenure: Leasehold
Lease term remining: 79 years
Ground rent: £10 per year
Service charges: £611.64 per year
Council Tax Band: A
Gross annual council tax charge: £1556.10
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
Composite door to communal hallway, papered walls, plastered ceiling, carpet flooring, radiator, doors to bathroom, kitchen, lounge and two bedrooms.

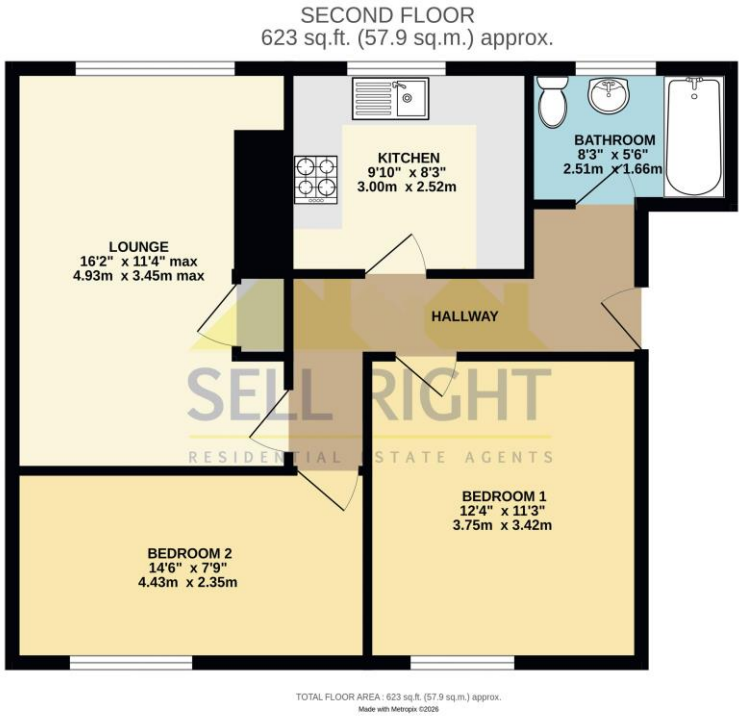
Bathroom *5' 5" x 8' 3" (1.66m x 2.51m)*
UPVC double glazed window to rear, tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

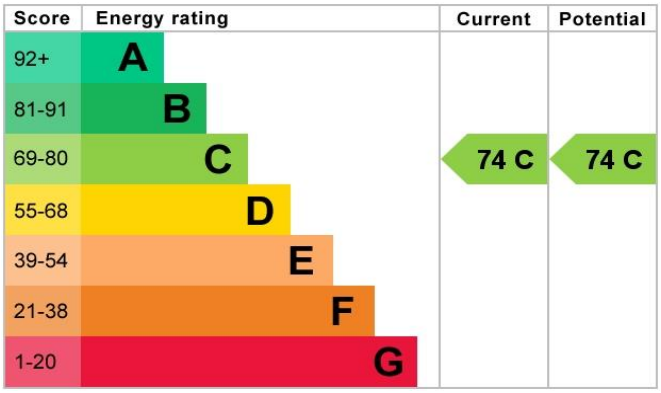
Kitchen *8' 3" x 9' 10" (2.52m x 3.00m)*
UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood.

Lounge *16' 2" x 11' 4" max (4.93m x 3.45m max)*
UPVC double glazed window to rear, papered walls, textured ceiling, wood flooring, radiator, door to built in storage cupboard.

Bedroom One *12' 4" x 11' 3" (3.75m x 3.42m)*
UPVC double glazed window to front, plastered walls, textured ceiling, wood flooring, radiator.

Bedroom Two *7' 8" x 14' 6" (2.335m x 4.43m)*
UPVC double glazed window to front, plastered walls, textured ceiling, wood 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.