



Berw Road

Pontypridd, CF37 2AA

£199,950

- THREE BEDROOMS
- MODERN KITCHEN
- SPACIOUS LOUNGE/DINER
- UTILITY ROOM/DOWNSTAIRS W.C
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING

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**** OFF ROAD PARKING * MODERNISED THROUGHOUT * CONTEMPORARY KITCHEN * END OF TERRACE * CLOSE TO TOWN CENTRE * DOWNSTAIRS W.C/UTILITY ROOM ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom end of terrace property in Pontypridd. The property's location is well served by being within close proximity to local schools and amenities as well as being within walking distance to Pontypridd town centre. The ground floor accommodation comprises of an entrance hallway, bay fronted lounge/diner, a modern kitchen and a downstairs W.C/utility room. The first floor benefits from a landing area offering access to the loft, three bedrooms and contemporary bathroom. Externally the property boasts enclosed and gated garden to the rear and off road parking to the front via a resin bound driveway. Please contact Sell Right Estate Agents to book your viewing on this beautifully home.

- 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
- 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, laminate flooring, radiator, doors to kitchen and lounge/diner, stairs to first floor landing.

Lounge/Diner 22' 2" x 13' 2" (6.76m x 4.02m)

UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, laminate flooring, radiator.

Kitchen 11' 10" x 8' 4" (3.61m x 2.55m)

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

Lobby

UPVC double glazed door to rear, plastered walls and ceiling, laminate flooring, door to downstairs W.C/utility room.

Downstairs W.C/Utility Room 8' 6" x 7' 11" (2.58m x 2.42m)

UPVC double glazed window to side, plastered walls, laminate flooring, radiator, W.C, wash hand basin, base unit with laminate work top, space for washing machine and tumble dryer.

First Floor Landing

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

Bathroom 5' 10" x 9' 10" (1.77m x 3.00m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, tiled bath with over head shower and glass side screen, W.C, wash hand basin.

Bedroom One 15' 10" x 10' 0" (4.82m x 3.04m)

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

Bedroom Two 11' 5" x 8' 9" (3.49m x 2.67m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, door to fitted cupboard housing combi boiler.

Bedroom Three 11' 7" x 6' 6" (3.53m x 1.99m)

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

