



The Parade

Church Village Pontypridd, CF38 1BU

£215,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- RECENTLY FITTED KITCHEN
- MODERN FOUR PIECE BATHROOM
- UPSATIRS W.C
- WALKING DISTANCE TO

See all our properties on.....

Zoopla
Smarter property search

PrimeLocation

rightmove
the UK's number one property site



**** NO ONWARD CHAIN * WALKING DISTANCE TO A RANGE OF AMENITIES * FOUR BEDROOMS * MODERN BATHROOM * RECENTLY FITTED KITCHEN * UPSTAIRS W.C ****

Situated in the heart of the ever-popular Church Village, this spacious four-bedroom mid-terraced home offers an excellent opportunity for families and first-time buyers alike. Ideally located within easy walking distance of local convenience stores, the post office, a range of local businesses and bus stops, the property also benefits from excellent access to a choice of Welsh and English-medium primary schools, together with a Welsh-medium comprehensive school.

The ground floor features a generous lounge/diner, a recently fitted modern kitchen and a stylish four-piece family bathroom. To the first floor are four well-proportioned bedrooms, a landing area and the added convenience of an upstairs W.C.

Externally, the property enjoys a courtyard garden to the front, and a low-maintenance rear garden laid to patio, with rear lane access, an external tap and a useful stone-built outbuilding.

Please contact Sell Right Estate Agents to book your viewing.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £2052.79
- Parking: On Street
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- 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

Double glazed composite door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to lounge/diner, kitchen and under stairs storage, stairs to first floor landing.

Lounge 22' 2" x 13' 5" (6.75m x 4.08m)

UPVC double glazed window to front, UPVC double glazed doors to rear, plastered walls and ceiling, laminate flooring, radiator, feature fireplace.

Kitchen 8' 11" x 9' 11" (2.72m x 3.03m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and splash backs, integrated fridge/freezer, oven and gas hob with over head extractor hood, opening to rear lobby.

Rear Lobby

UPVC double glazed door to rear garden, plastered walls, laminate flooring, door to bathroom.

Bathroom 8' 7" x 9' 9" (2.62m x 2.96m)

UPVC double glazed windows to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle, panelled bath, door to fitted storage.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to four bedrooms and upstairs W.C.

Bedroom One 11' 5" x 11' 0" (3.47m x 3.36m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Two 11' 5" x 10' 5" (3.47m x 3.18m)

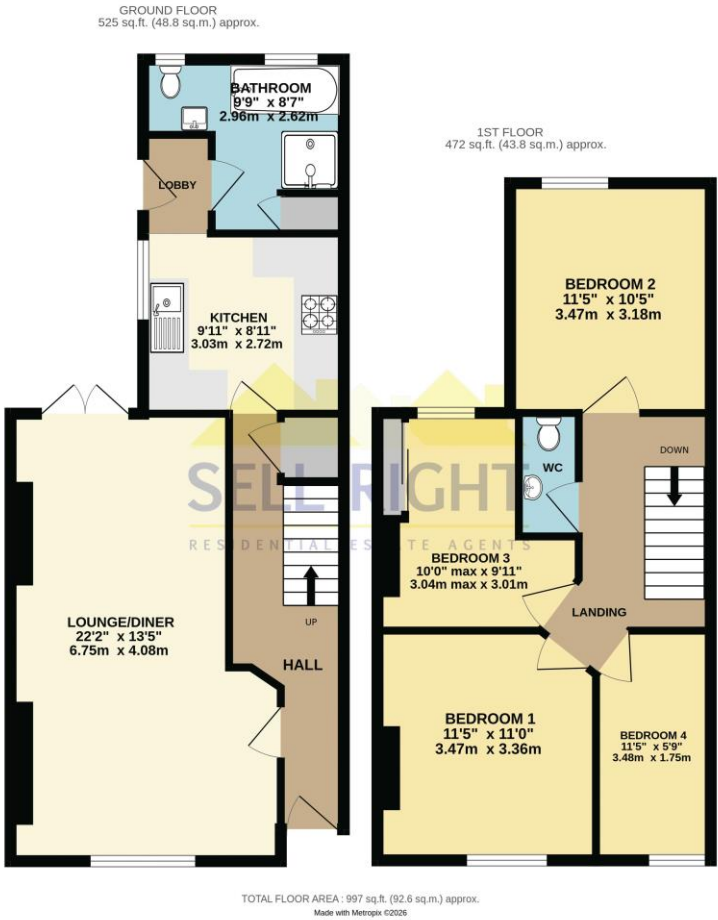
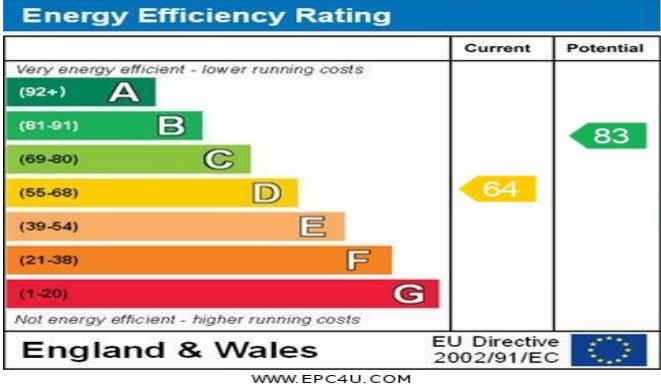
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Three 9' 11" x 10' 0" max (3.01m x 3.04m max)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator. sliding doors to fitted storage housing combi boiler.

Bedroom Four 11' 5" x 5' 9" (3.48m x 1.75m)

UPVC double glazed window to front, papered walls, textured ceiling, laminate flooring, radiator.



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.