SELL RIGHT
RESIDENTIAL ESTATE AGENTS



New Park Terrace

Treforest Pontypridd, CF37 1TH

£170,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO TRAIN STATION
- CONTEMPORARY KITCHEN
- MODERN BATHROOM

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**** NO ONWARD CHAIN * END OF TERRACE * FOUR BEDROOMS * TWO RECEPTION ROOMS * BAY FRONTED * MODERN BATHROOM * CONTEMPORARY KITCHEN ****

A well-proportioned four-bedroom end-of-terrace property, ideally situated within a short walk of local amenities and Treforest train station.

The accommodation comprises a bay-fronted lounge, sitting room, modern kitchen and contemporary bathroom, with four generously sized bedrooms to the first floor.

Outside, the property boasts an ample rear garden with exciting potential to create off-road parking via the rear lane, subject to any necessary consents.

Please contact Sell Right Estate Agents to arrange your viewing.

Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £2074.80
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, textured ceiling, laminate flooring, radiator, stairs to first floor landing, doors to kitchen, sitting room and lounge.

Lounge *9' 5" x 13' 1" (2.86m x 3.99m)*
UPVC double glazed bay window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Sitting Room *10' 10" x 9' 7" (3.31m x 2.92m)*
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Kitchen *8' 4" x 9' 11" max (2.55m x 3.01m max)*
UPVC double glazed window and door to rear garden, plastered walls, textured 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, door to bathroom.

Bathroom *5' 3" x 9' 11" (1.61m x 3.01m)*
UPVC double glazed window to rear, PVC panelled walls, textured ceiling, tiled flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

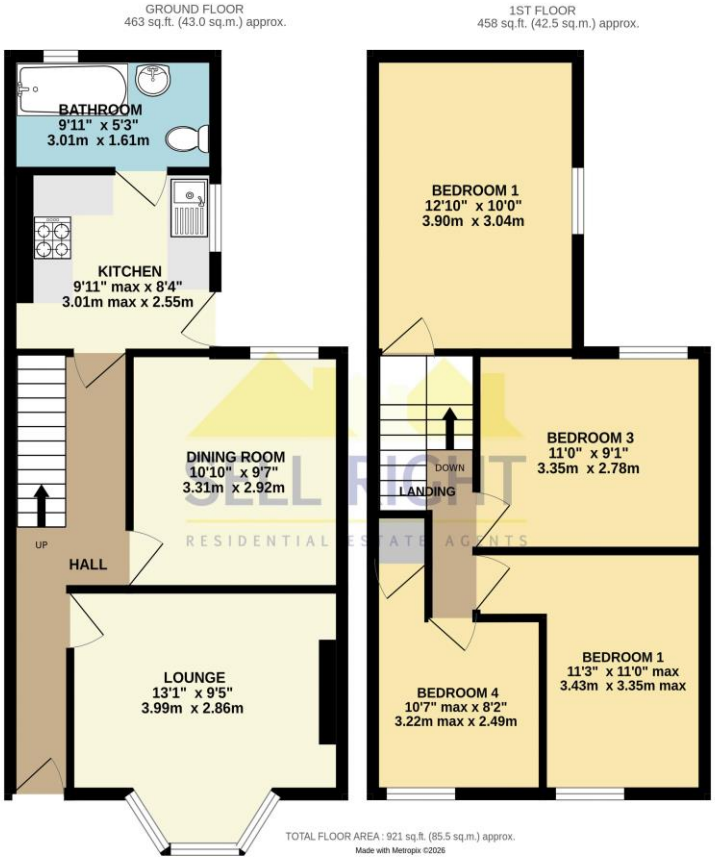
First Floor Landing
Plastered walls, textured ceiling, carpet flooring, doors to four bedrooms.

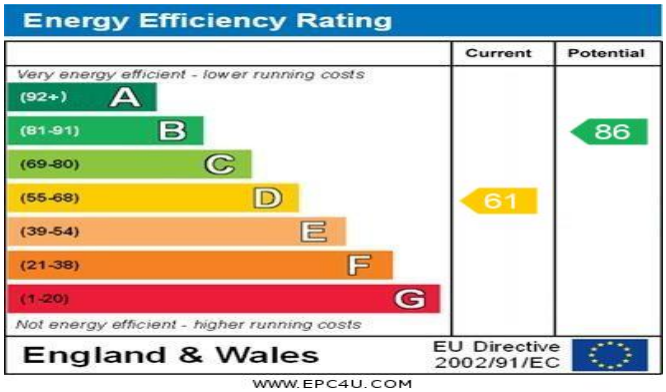
Bedroom One *12' 10" x 10' 0" (3.90m x 3.04m)*
UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two *11' 3" x 11' 0" max (3.43m x 3.35m max)*
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three *9' 1" x 11' 0" (2.78m x 3.35m)*
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Four *10' 7" max x 8' 2" (3.22m max x 2.49m)*
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.





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.