



Wood Street

Cilfynydd Pontypridd, CF37 4HA

£145,000

- TWO BEDROOMS
- MODERN KITCHEN
- SPACIOUS LOUNGE/DINER
- UPSTAIRS BATHROOM
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS

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**** TWO BEDROOMS * MODERN KITCHEN * UPSTAIRS BATHROOM * EXCELLENT TRANSPORT LINKS * CLOSE TO LOCAL SCHOOLS ****

Sell Right Estate Agents are pleased to bring to the market this well presented two-bedroom mid-terrace property situated in the popular Cilfynydd area of Pontypridd. Ideally located for commuters, the property offers excellent transport links via the A470, providing easy access to Cardiff. It is also perfectly positioned for families, with Cilfynydd Primary School at the end of the street and Pontypridd High School within a short walking distance. The accommodation briefly comprises an entrance hallway, a spacious lounge, and a modern kitchen featuring solid wood worktops to the ground floor. To the first floor are two well-proportioned bedrooms and a generous four-piece bathroom suite. Externally, the property benefits from a low-maintenance rear garden enjoying attractive valley-side views. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1737.42

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

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, opening to lounge/diner, stairs to first floor landing.

Lounge/Diner 21' 2" x 12' 11" (6.44m x 3.94m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, laminate flooring, radiators, opening to kitchen, door to under stairs storage.

Kitchen 13' 6" x 7' 9" (4.12m x 2.36m)

UPVC double glazed windows and door to rear garden, plastered walls and ceiling, tiled flooring, wall and base units with solid wood work tops, stainless steel sink unit with pull down mixer tap, integrated oven and gas hob with over head extractor.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, wood flooring, doors to bathroom and two bedrooms.

Bathroom 6' 11" x 10' 5" (2.10m x 3.17m)

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

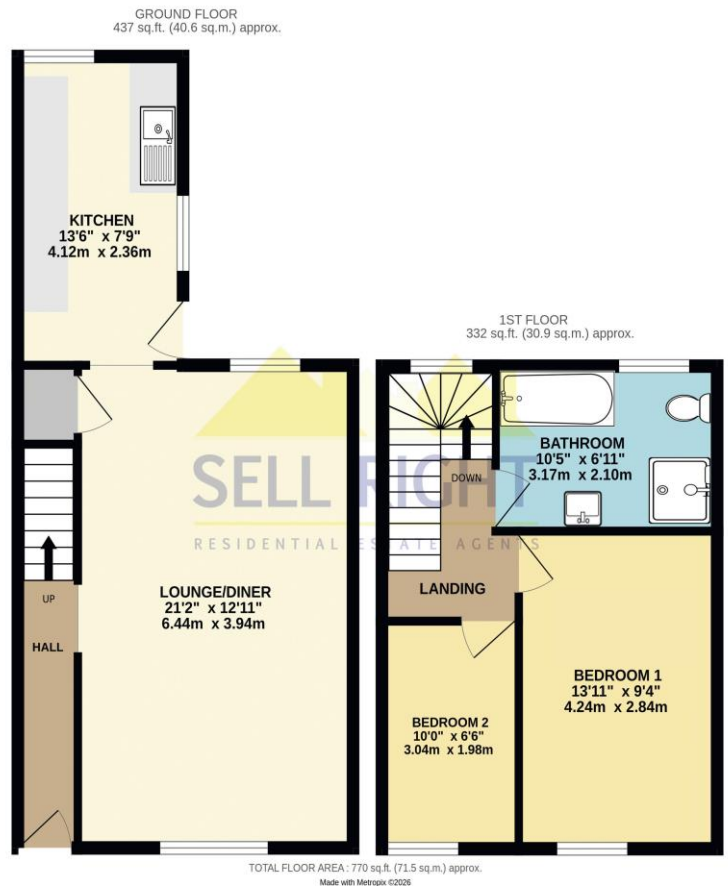
Bedroom One 13' 11" x 9' 4" (4.24m x 2.84m)

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

Bedroom Two 10' 0" x 6' 6" (3.04m x 1.98m)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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.