



## The Avenue

Pontypridd, CF37 4DF

**£379,950**

- NO ONWARD CHAIN
- SECOND FLOOR ANNEX
- DOUBLE GARAGE
- OWNED SOLAR PANELS
- OFF ROAD PARKING
- DESIRED LOCATION

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**\*\* NO ONWARD CHAIN \* SECOND FLOOR ANNEX \* AMPLE OFF ROAD PARKING \* UNIQUE PURCHASE OPPORTUNITY \*\***

Situated in the highly sought-after The Common area of Pontypridd, this substantial detached family home offers spacious and versatile accommodation in a convenient location close to Pontypridd town centre, local amenities, transport links and the A470, providing excellent commuter access to Cardiff.

The accommodation comprises a welcoming entrance hall, cloakroom/W.C, contemporary kitchen, generous lounge and an attractive reception room overlooking the rear garden. The first floor boasts three double bedrooms, a stylish four-piece family bathroom and a versatile additional room currently used as a utility room. The main bedroom further benefits from access to a balcony enjoying stunning valley-side views.

The property includes a second-floor annex currently arranged as a lounge/kitchen area, bedroom, walk-in wardrobe and shower room. We are unable to confirm whether the annex has the necessary Building Regulations approval for habitable accommodation, and buyers should rely on their own investigations and professional advice.

Externally, the property enjoys a gated block-paved driveway providing ample off-road parking, a substantial detached double garage, and a beautifully landscaped rear garden with an array of mature plants and trees, creating a wonderful outdoor retreat.

Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: E

Annual Gross Council Tax Charge: £2852.85

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 window and door to front, textured walls and ceiling, laminate flooring, radiator, doors to kitchen, lounge, downstairs W.C and storage cupboard.

**Kitchen** 11' 6" x 12' 10" (3.50m x 3.90m)

UPVC double glazed window to front, textured walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances to include dishwasher, fridge/freezer, double oven and gas hob with over head extractor, door to lounge, opening to sitting room.

**Sitting Room** 11' 6" x 5' 5" (3.50m x 1.65m)

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

**Lounge** 14' 11" x 27' 6" (4.55m x 8.37m)

UPVC double glazed windows to side and rear, papered and textured walls, textured ceiling, laminate flooring, radiator, sliding doors to rear reception room, stairs to first floor landing.

**Downstairs W.C** 5' 5" x 3' 4" (1.64m x 1.02m)

UPVC double glazed window to side, tiled walls and flooring, chrome towel rail radiator, W.C, wash hand basin.

**Reception Room** 11' 4" x 11' 2" (3.45m x 3.41m)

UPVC double glazed window and sliding doors to rear garden, plastered walls, textured ceiling, laminate flooring, radiator,

**First Floor Landing**

UPVC double glazed window to side, papered and textured walls, carpet flooring, doors to bathroom, three bedrooms and office/utility room.

**Bathroom** 9' 6" x 7' 2" (2.90m x 2.18m)

UPVC double glazed window to side, tiled walls and flooring, textured ceiling, chrome towel rail radiator, W.C, wash hand basin, panelled corner bath, walk in shower cubicle.

**Office/Utility Room** 5' 5" x 13' 8" (1.65m x 4.17m)

UPVC double glazed window to front, textured walls and ceiling, tiled flooring, radiator.

**Bedroom One** 11' 1" x 15' 4" (3.38m x 4.68m)

UPVC double glazed window and door to rear balcony, papered walls, textured ceiling, carpet flooring, radiator, doors to fitted wardrobes.

**Bedroom Two** 11' 1" x 11' 9" (3.38m x 3.58m)

UPVC double glazed window to rear, papered and textured walls, textured ceiling, carpet flooring, radiator.

**Bedroom Three** 9' 0" x 10' 5" (2.74m x 3.17m)

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

**Annex Open Plan Kitchen/Living Room** 15' 4" x 18' 10" (4.67m x 5.73m)

UPVC double glazed window and door to front, UPVC double glazed window to side, textured and wood panelled walls, textured ceiling, carpet flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob, door to bedroom.

**Annex Bedroom** 11' 0" x 10' 1" (3.36m x 3.08m)

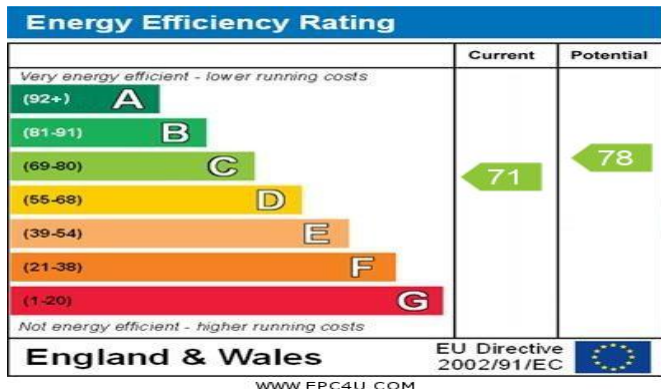
UPVC double glazed window, papered walls, textured ceiling, carpet flooring, radiator, doors to en-suite and walk in wardrobe.

**Annex En-suite** 5' 9" x 5' 11" (1.75m x 1.80m)

Tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, shower cubicle.

**Annex Wardrobe** 4' 9" x 5' 11" (1.45m x 1.80m)

Papered walls, textured ceiling, carpet 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.