



## Fountain Street

Trehafoed Pontypridd, CF37 2LS

**£114,950**

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- RECENTLY RENOVATED
- THREE BEDROOMS
- MODERN BATHROOM
- CONTEMPORARY KITCHEN

See all our properties on.....

**Zoopla**  
Smarter property search

**PrimeLocation**

**rightmove**  
the UK's number one property site



# **\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* NEUTRALLY DECORATED \* MODERN KITCHEN \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom property in a quiet location of Trehafod. The property's location allows itself to be within walking distance to local amenities and transport links including Trehafod Train Station which can provide commuter access to Cardiff City Centre. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, kitchen and bathroom. The first floor benefits from a landing area offering access to three well proportioned bedrooms. Externally the property boasts a low maintenance rear garden which can be accessed via a lane.

- Tenure: Freehold
- Council Tax Band: B
- Gross Annual Council Tax Charge: £1592.36
- 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, carpet flooring, radiator, doors to lounge and dining room, stairs to first floor landing.

**Lounge** 9' 9" x 12' 5" (2.96m x 3.78m)  
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

**Dining Room** 11' 7" x 12' 10" (3.53m x 3.90m)  
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, door to kitchen.

**Kitchen** 10' 10" x 8' 6" (3.31m x 2.59m)  
UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan, opening to under stairs storage, door to bathroom.

**Bathroom** 5' 11" x 8' 6" (1.81m x 2.59m)  
UPVC double glazed window to rear, plastered and PVC panelled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, shower cubicle.

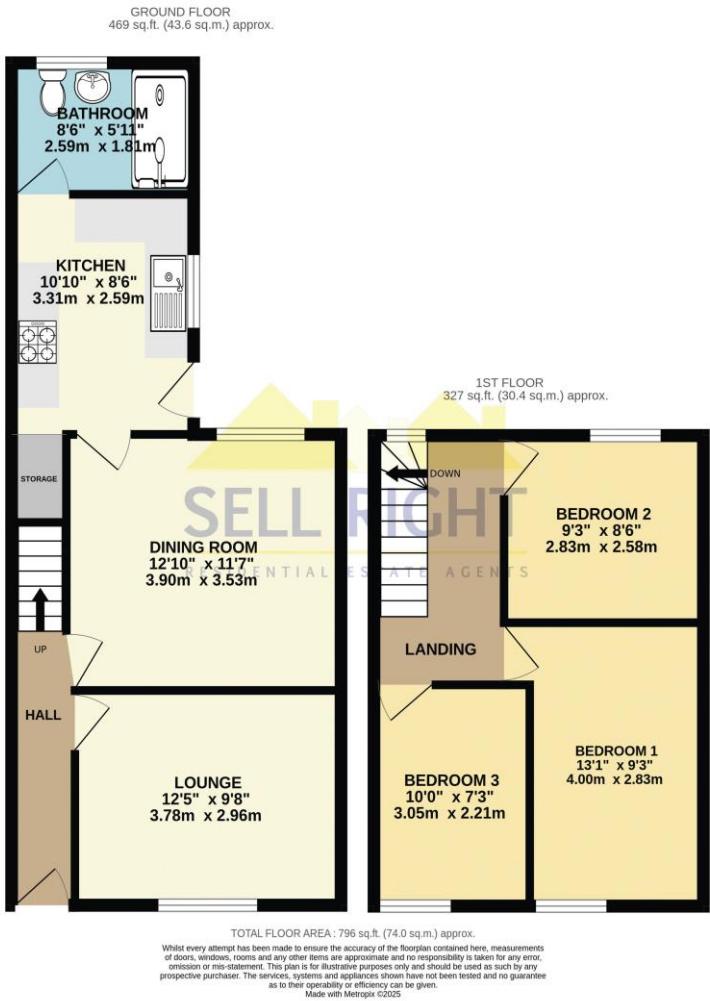
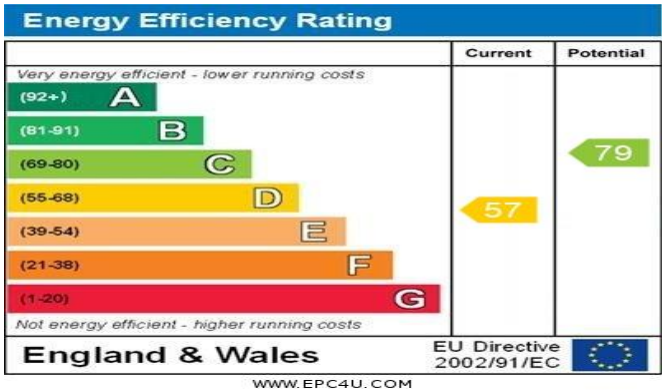
**First Floor Landing**  
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to three bedrooms.

**Bedroom One** 13' 1" x 9' 3" (4.00m x 2.83m)

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

**Bedroom Two** 8' 6" x 9' 3" (2.58m x 2.83m)  
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

**Bedroom Three** 10' 0" x 7' 3" (3.05m x 2.21m)  
UPVC double glazed window to front, plastered walls and 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.