



Merthyr Road
Pontypridd, CF37 4DD

£179,950

- THREE BEDROOMS
- BAY FRONTED
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- SPACIOUS REAR GARDEN

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**** THREE BEDROOMS * MODERN KITCHEN * CONTEMPORARY BATHROOM * STYLISH BAY FRONTED LOUNGE * AMPLE GARDEN SPACE ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom mid terrace property in Pontypridd. the property is conveniently positioned by offering easy access to the A470 link road as well as Pontypridd town centre and the array amenities that can be found therein. The ground floor accommodation showcases an entrance hallway, bay fronted lounge, dining room, modern kitchen with integrated appliances and a contemporary bathroom. The first floor comprises of a landing area which offers access to three well proportioned bedrooms. Externally the property boasts a courtyard to the front and an ample amount of garden space to the rear which can also be accessed via a rear lane. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1985.64

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

Double glazed composite door to front, papered walls, textured ceiling, tiled flooring, radiator, doors to lounge, dining room and kitchen, stairs to first floor landing.

Lounge 10' 8" x 13' 5" (3.25m x 4.09m)

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

Dining Room 11' 9" x 11' 3" (3.58m x 3.43m)

UPVC double glazed window and door to rear, plastered walls, textured ceiling, tiled flooring, radiator.

Kitchen 11' 4" x 8' 2" (3.45m x 2.49m)

UPVC double glazed window and door to side, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated fridge/freezer, oven and gas hob with over head extractor fan, door to bathroom.

Bathroom 7' 5" x 8' 11" (2.27m x 2.73m)

UPVC double glazed windows to side and rear, plastered and tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen, door to fitted storage.

First Floor Landing

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, doors to three bedrooms and fitted storage.

Bedroom One 14' 5" x 9' 1" (4.40m x 2.78m)

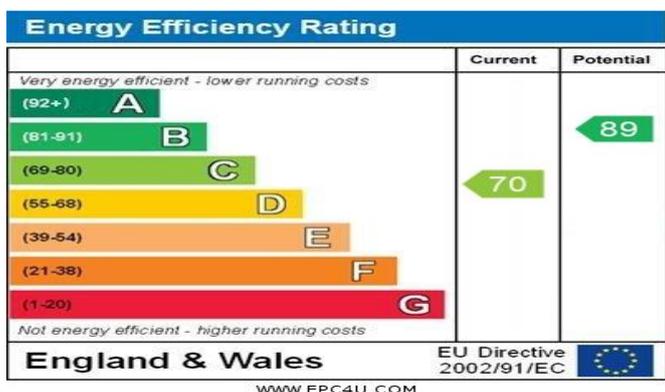
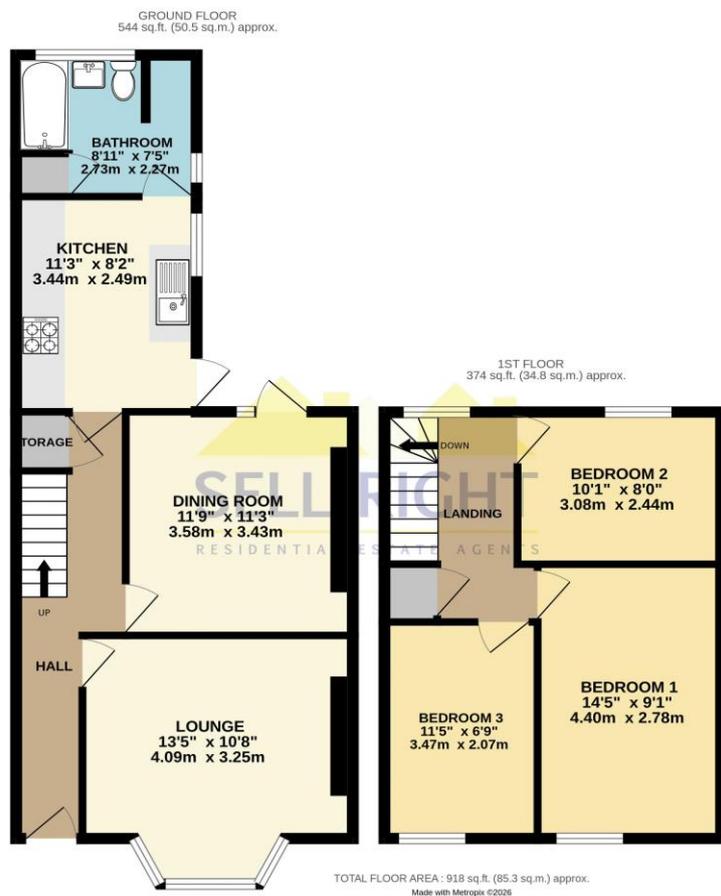
UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator.

Bedroom Two 8' 0" x 10' 1" (2.44m x 3.08m)

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

Bedroom Three 11' 5" x 6' 9" (3.47m x 2.07m)

UPVC double glazed window to front, 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.