



## Merthyr Road

Pontypridd, CF37 4DB

**£169,950**

- NO ONWARD CHAIN
- CHARMING COTTAGE
- VIEWS TO REAR
- TWO BEDROOMS
- AMPLE GARDEN SPACE
- CLOSE TO TOWN CENTRE

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**\*\* NO ONWARD CHAIN \* CONSERVATORY \* TWO DOUBLE BEDROOMS \* VIEWS TO REAR \* EXCELLENT TRANSPORT LINKS \* SUBSTANTIAL PLOT \*\***

Sell Right Estate Agents are proud to present to the market this characterful two bedroom cottage in Pontypridd. The property's convenient location lends itself to easy access to the A470 link road and local amenities. The ground floor accommodation boasts a conservatory, lounge with feature fireplace, study room, dining room, kitchen, hallway and shower room. The first floor comprises of a landing area offering access to two double bedrooms. Externally the property boasts ample garden space to the rear with panoramic valley-side views. 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 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>

**Conservatory** 6' 5" x 9' 9" (1.95m x 2.97m)

UPVC double glazed windows and door to rear, plastered walls, vinyl flooring, door to hall.

**Hall**

Plastered and papered walls, plastered ceiling, carpet flooring, doors to lounge and dining room, stairs to first floor landing.

**Lounge** 11' 7" x 11' 5" (3.54m x 3.47m)

UPVC double glazed window to rear, plastered walls, papered ceiling, laminate flooring, radiator, doors to under stairs storage and study room.

**Study Room** 6' 2" x 5' 5" (1.88m x 1.66m)

Plastered walls, wood panelled ceiling, carpet flooring, radiator.

**Dining Room** 11' 7" x 7' 8" (3.53m x 2.33m)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, radiator, door to kitchen.

**Kitchen** 12' 4" x 6' 8" (3.76m x 2.04m)

UPVC double glazed window to rear, plastered walls, wood panelled ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit, opening to lobby.

**Lobby**

UPVC double glazed window to rear, plastered and tiled walls, panelled ceiling, laminate flooring, door to shower room.

**Shower Room** 8' 8" x 5' 3" (2.65m x 1.59m)

UPVC double glazed window to rear and side, plastered and tiled walls, plastered ceiling, non slip flooring, W.C., wash hand basin, walk in shower.

**First Floor Landing**

Plastered walls, textured ceiling, carpet flooring, doors to two bedrooms and fitted storage.

**Bedroom One** 11' 8" x 10' 2" (3.56m x 3.10m)

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

**Bedroom Two** 11' 8" x 7' 8" (3.56m x 2.34m)

UPVC double glazed window to front, plastered walls, textured ceiling, radiator, W.C.



**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.