



Woodland Terrace

Maesycoed Pontypridd, CF37 1EA

£205,000

- THREE BEDROOMS
- MODERN BATHROOM
- SPACIOUS DINING ROOM
- RECENTLY FITTED KITCHEN
- BAY FRONTED LOUNGE
- DESIRED LOCATION

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**** THREE BEDROOMS * MODERN FOUR PIECE BATHROOM * RECENTLY RENOVATED KITCHEN * BAY FRONTED ****

Sell Right Estate Agents are pleased to bring to the market this spacious mid terrace property, boasting three bedrooms, located in a quiet dead end street in the Maesycoed area of Pontypridd. The property is conveniently located by being within a short distance to Pontypridd town centre and all of the transport link and amenities that can be found therein. The property is also within walking distance of the English medium Maesycoed Primary School as well as the Welsh medium Evan James Primary School. The ground floor accommodation comprises of an entrance hallway, bay fronted lounge, sitting room, spacious dining room and a modern kitchen. The first floor benefits from a landing area which offers access to the three well proportioned bedrooms and the modern four piece bathroom. Externally the property benefits from courtyard to the front as well as on street permit parking. To the rear you will find ample garden space as well as having access to a stone built outbuilding. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £2074.80
- 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

UPVC double glazed door to front, plastered walls and ceiling, carpet flooring, radiator, doors to sitting room and dining room.

Sitting Room 12' 2" x 9' 10" (3.72m x 3.00m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, door to dining room, opening to lounge.

Lounge 9' 3" x 11' 11" (2.81m x 3.64m)

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

Dining Room 13' 3" x 9' 2" (4.05m x 2.79m)

UPVC double glazed window to side, plastered walls and ceiling, vinyl flooring, radiator, opening to kitchen.

Kitchen 6' 11" x 9' 7" (2.10m x 2.92m)

UPVC double glazed windows and door to rear garden, tiled and pvc panelled walls, plastered ceiling, vinyl flooring, wall and base units with laminate work tops, inset sink unit with mixer tap, integrated appliances to include microwave, electric oven with grill and gas hob with over head extractor.

First Floor Landing

Plastered and papered walls, plastered ceiling, carpet flooring, doors to bathroom and three bedrooms, loft access.

Bathroom 8' 1" x 10' 3" (2.47m x 3.12m)

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

Bedroom One 13' 2" x 10' 3" (4.01m x 3.12m)

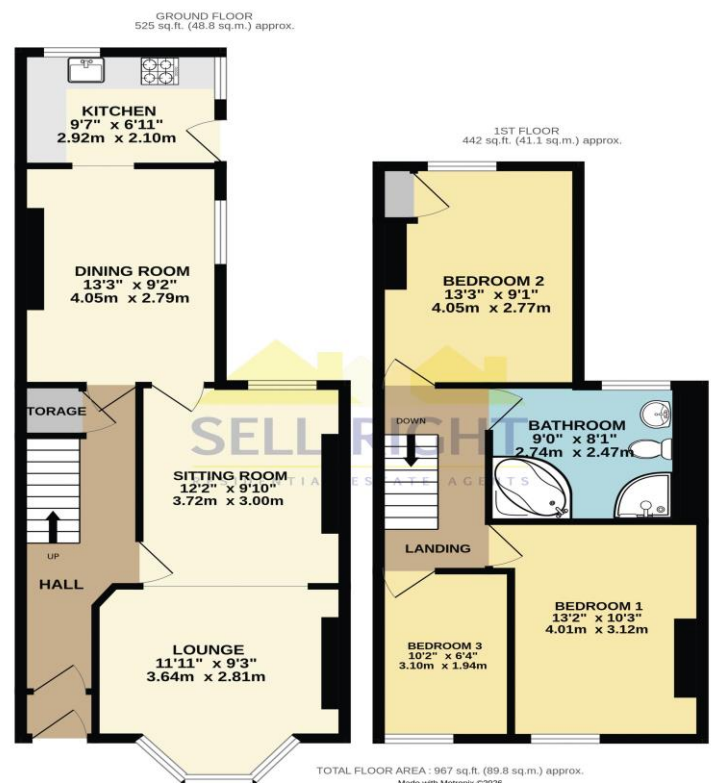
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Two 13' 3" x 9' 1" (4.05m x 2.77m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, door to built in storage.

Bedroom Three 10' 2" x 6' 4" (3.10m x 1.94m)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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.