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RESIDENTIAL ESTATE AGENTS



Chestnut Street

Rhydyfelin Pontypridd, CF37 5NG

£220,000

- THREE BEDROOMS
- OFF ROAD PARKING
- MODERN KITCHEN/DINER
- SEMI DETACHED
- STYLISH DECOR
- CONTEMPORARY BATHROOM

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**** OFF ROAD PARKING * STYLISH DECOR * MODERNISED THROUGHOUT * THREE BEDROOMS ****

This stylishly presented and beautifully modernised three-bedroom semi-detached home is situated in the popular residential area of Rhydyfelin, conveniently located within walking distance of a wide selection of primary and secondary schools, local shops and amenities, including Hawthorn Leisure Centre.

The well-appointed accommodation briefly comprises of an entrance hallway, modern kitchen/diner and a stylish lounge featuring an impressive media wall. To the first floor is a landing with contemporary glass balustrades, a modern family bathroom and three well-proportioned bedrooms.

Externally, the property further benefits from off-road parking to the front and a generously sized rear garden, ideal for outdoor entertaining and family enjoyment.

Tenure: Freehold
Council Tax Band: B
Gross Annual Council Tax Charge: £1815.45
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
Double glazed composite door to front, plastered walls and ceiling, tiled flooring, doors to lounge and kitchen/diner, stairs to first floor landing.

Kitchen/Diner *14' 11" x 14' 10" (4.55m x 4.51m)*
UPVC double glazed windows to front and rear, UPVC double glazed door to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, sink unit with pull down mixer tap, integrated oven and hob with over head extractor hood, door to understairs storage cupboard.

Lounge *14' 11" x 10' 10" (4.55m x 3.29m)*
UPVC double glazed windows to front and rear, plastered walls and ceiling, tiled flooring, radiator.

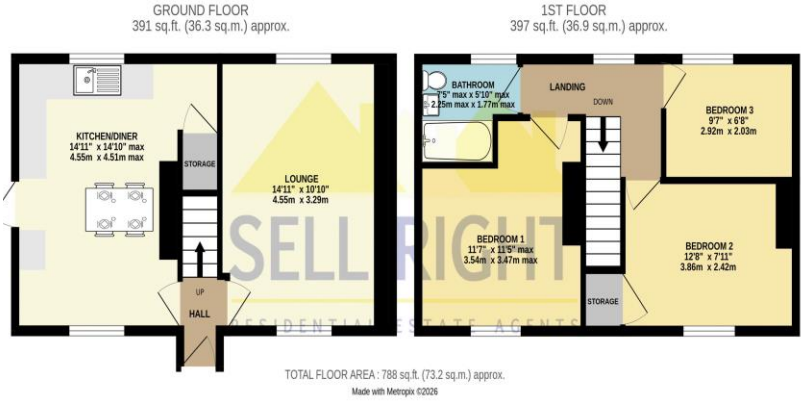
First Floor Landing
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, glass balustrade, doors to bathroom and three bedrooms.

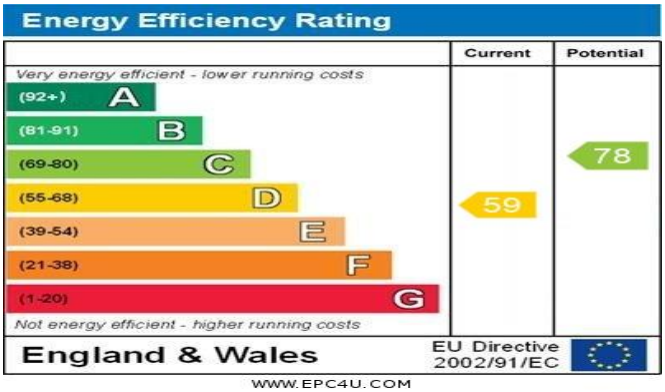
Bathroom *5' 10" x 7' 5" (1.77m x 2.25m)*
UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, towel rail radiator, W.C, vanity wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One *11' 5" max x 11' 7" (3.47m max x 3.54m)*
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two *7' 11" x 12' 8" (2.42m x 3.86m)*
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Three *6' 8" x 9' 7" (2.03m x 2.92m)*
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.





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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.