



Comin Y Coed

Tonyrefail Porth, CF39 8GD

£210,000

- IMMACULATELY PRESENTED
- TWO BEDROOMS
- EN-SUITE TO BEDROOM ONE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS W.C
- STUNNING VIEWS TO REAR

See all our properties on.....

Zoopla
Smarter property search

PrimeLocation

rightmove
the UK's number one property site



**** IMMACULATELY PRESENTED * SOUTH FACING REAR GARDEN * NHBC WARRANTY REMAINING * CONTEMPORARY BUILD * DESIRED LOCATION * STUNNING VIEWS TO REAR * MODERN KITCHEN WITH INTEGRATED APPLIANCES * DOWNSTAIRS W.C * EN-SUITE TO BEDROOM ONE ****

Sell Right Estate Agents are pleased to bring to the market this well presented and tastefully decorated two bedroom semi detached property in a popular location of Tonyrefail. The Ely Valley link road is easily accessible from the property and provides quick access to Talbot Green retail park and the M4 motorway.

The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious lounge/diner and a modern kitchen set with an array of integrated appliances. The first floor features a landing area which offers access to the bathroom and two well proportioned bedrooms with an en-suite to the master.

Externally the property benefits from off road parking and garden to the front and a private south facing garden to the rear with stunning views.

- Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £2078.08
Parking: Off Street 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, vinyl flooring, radiator, stairs to first floor landing, doors to lounge/diner and downstairs W.C.

Downstairs W.C 4' 9" x 2' 11" (1.46m x 0.89m)

Plastered walls and ceiling, vinyl flooring, radiator, W.C, wash hand basin with tiled splash back.

Lounge/Diner 11' 9" max x 15' 4" max (3.57m max x 4.67m max)

UPVC double glazed windows and doors to rear, plastered walls and ceiling, vinyl flooring, radiator, opening to kitchen.

Kitchen 9' 1" x 8' 4" (2.78m x 2.54m)

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated appliances to include dishwasher, washer/dryer, fridge/freezer, oven, microwave and gas hob with over head extractor hood.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, doors to bathroom, two bedrooms and built in storage cupboard.

Bathroom 5' 6" x 6' 7" (1.68m x 2.00m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 11' 9" x 8' 5" (3.57m x 2.56m)

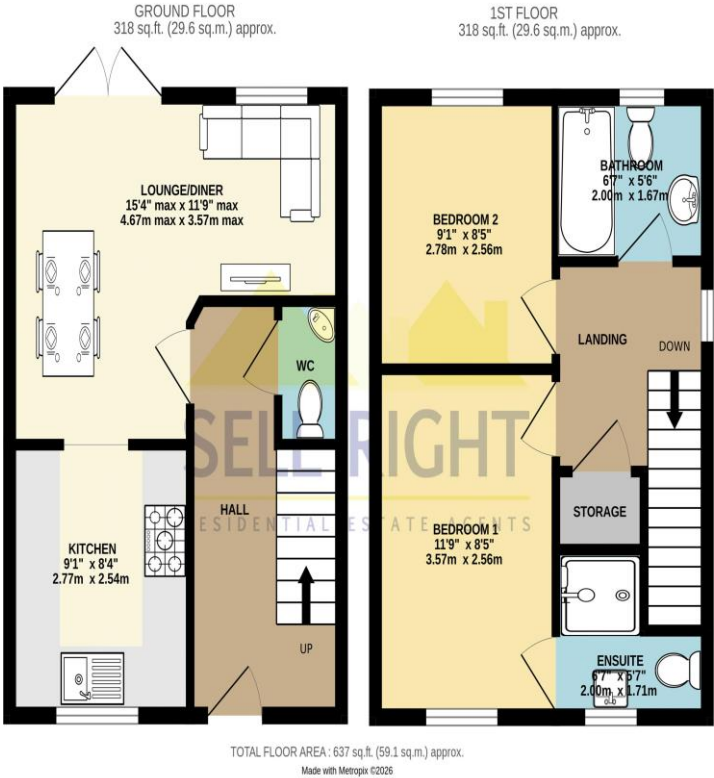
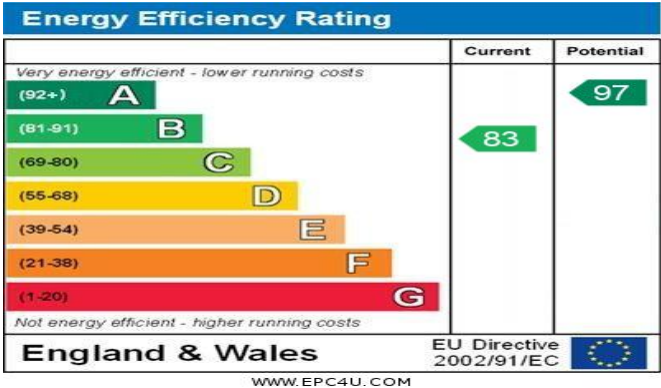
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

En-suite 5' 7" max x 6' 7" (1.71m max x 2.00m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, shower cubicle.

Bedroom Two 9' 1" x 8' 5" (2.78m x 2.56m)

UPVC double glazed window to rear, 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.