



Main Road

Tonteg Pontypridd, CF38 1PN

£299,950

- END OF TERRACE
- THREE BEDROOMS
- OFF ROAD PARKING
- STYLISH DECOR
- SUBSTANTIAL OUTBUILDING TO REAR
- MODERN BATHROOM & KITCHEN

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**** THREE BEDROOMS * MODERN KITCHEN & BATHROOM * SUBSTANTIALLY SIZED OUTBUILDING * OFF ROAD PARKING ****

Situated in the popular residential area of Tonteg, this well-presented three bedroom end of terrace property is conveniently located within short walking distance of local bus routes, shops and businesses, whilst also being within easy reach of a selection of Welsh and English medium primary schools.

The ground floor accommodation comprises of an entrance hallway, dining room, spacious bay fronted lounge and a modern fitted kitchen. To the first floor, a light and airy landing area provides access to three bedrooms and a contemporary family bathroom.

Externally, the property benefits from off road parking via a driveway to the front, alongside a stylish and low maintenance rear garden. The property also boasts a substantially sized outbuilding, complete with its own shower room and kitchen facilities, offering excellent versatility for a range of potential uses.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2309.39

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

UPVC double glazed door to side, plastered walls and ceiling, laminate flooring, radiator, stairs to first floor landing, opening to dining room.

Dining Room 13' 11" x 9' 11" (4.23m x 3.03m)

UPVC double glazed doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, opening to lounge, door to kitchen.

Lounge 12' 6" into bay windows x 16' 0" (3.80m into bay windows x 4.88m)

UPVC double glazed bay windows to front, plastered walls and ceiling, carpet flooring.

Kitchen 15' 9" x 7' 4" (4.81m x 2.24m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated dishwasher.

First Floor Landing

UPVC double glazed windows to side, plastered walls and ceiling, carpet flooring, loft access, doors to bathroom and three bedrooms.

Bathroom 7' 11" x 7' 5" (2.41m x 2.26m)

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

Bedroom One 12' 10" x 10' 5" (3.92m x 3.17m)

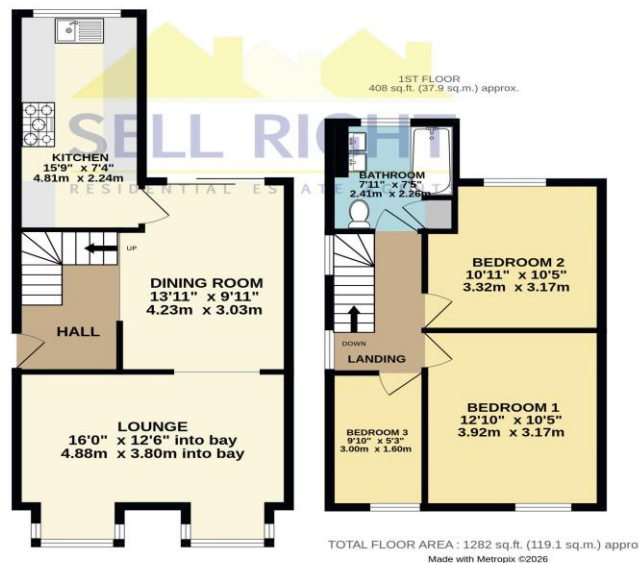
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 10' 11" x 10' 5" (3.32m x 3.17m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 9' 10" x 5' 3" (3.00m x 1.60m)

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



DISCLAIMER

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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.