



Briar Way

Tonteg Pontypridd, CF38 1NR

£245,000

- NO ONWARD CHAIN
- CONTEMPORARY KITCHEN
- OFF ROAD PARKING
- THREE BEDROOMS
- MODERN SHOWER ROOM
- DESIRED LOCATION

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**** NO ONWARD CHAIN * THREE BEDROOMS * SEMI DETACHED * OFF ROAD PARKING * DESIRED LOCATION ****

Sell Right Estate Agents are pleased to bring to the market this well-presented three bedroom semi detached property situated within a highly sought after estate of Tonteg. Ideally positioned within a short walk of Tonteg shopping precinct, the property provides convenient access to a variety of local shops, businesses and regular bus services. The area is also well regarded for its selection of both Welsh and English medium schools, including the nearby Ysgol Ty Coch SEN school. The accommodation to the ground floor briefly comprises of an inviting entrance hallway, convenient downstairs W.C, a spacious lounge, and a dining room which opens through to the kitchen, creating a desirable open-plan living space ideal for modern living. To the first floor, the property offers a light and airy landing, a contemporary shower room, and three well-proportioned bedrooms. Externally, the property benefits from generous garden space to both the front and rear, along with a detached garage with power supply and off-road parking for multiple vehicles via a block paved driveway. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold
 Council Tax Band: D
 Gross Annual Council Tax Charge: £2309.39
 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

UPVC double glazed window and door to front, papered walls, textured ceiling, laminate flooring, radiator, stairs to first floor landing, doors to downstairs W.C and lounge.

Downstairs W.C

PVC panelled walls, textured ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin.

Lounge 15' 9" x 11' 1" (4.79m x 3.39m)

UPVC double glazed window to front, plastered walls, textured ceiling, parquet flooring, radiator, doors to dining room.

Dining Room 8' 0" x 9' 5" (2.45m x 2.86m)

UPVC double glazed doors to rear garden, plastered walls, textured ceiling, parquet flooring, radiator, opening to kitchen.

Kitchen 11' 10" x 7' 7" (3.61m x 2.31m)

UPVC double glazed window to rear, UPVC double glazed door to side, plastered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops, integrated oven and gas hob with over head extractor hood, stainless steel sink unit with pull down mixer tap.

First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, doors to shower room, three bedrooms and storage cupboard.

Shower Room 5' 5" x 7' 1" (1.66m x 2.16m)

UPVC double glazed window to rear, tiled walls, pvc panelled ceiling, tiled flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 13' 11" x 11' 4" (4.25m x 3.46m)

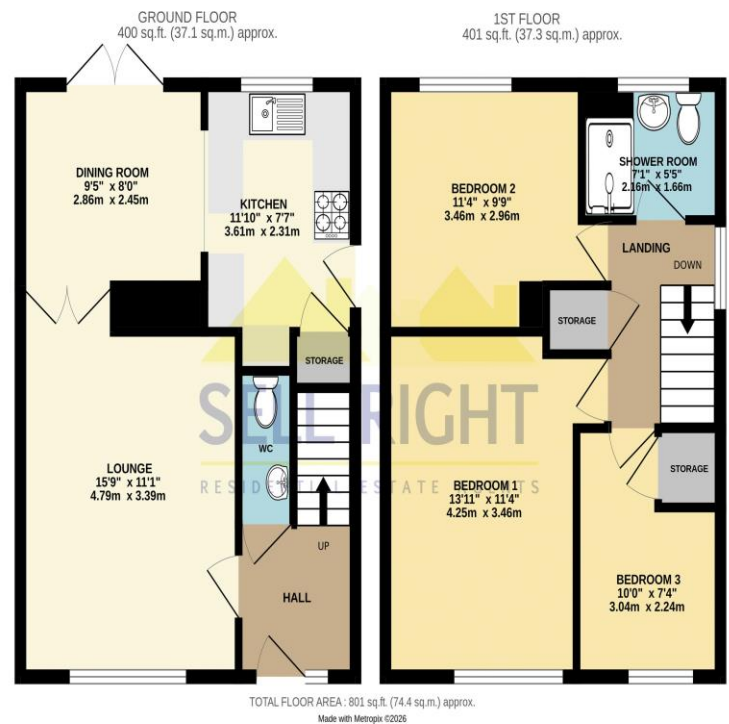
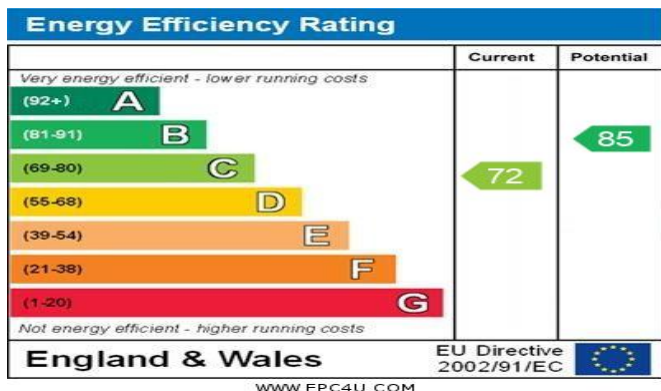
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 9' 9" x 11' 4" (2.96m x 3.46m)

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

Bedroom Three 10' 0" x 7' 4" (3.04m x 2.24m)

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



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.