



## Heol Celyn

Church Village Pontypridd, CF38 1RU

**£149,950**

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING
- IMMACULATELY PRESENTED
- MODERN SHOWER ROOM

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**\*\* GROUND FLOOR APARTMENT \* TWO DOUBLE BEDROOMS \* POTENTIAL FOR OFF ROAD PARKING \* LEASE TO BE EXTENDED TO 125 YEARS ON COMPLETION \*\***

Sell Right Estate Agents are proud to present to the market this well presented two bedroom, ground floor apartment set in Church Village. The estate is also located within a stones throw of the centre of Church Village where you can find an array of cafes, shops and amenities as well being within walking distance to Garth Olwg Welsh speaking primary and secondary schools. The accommodation features an entrance porch to the front and rear, inner hallway, spacious lounge, contemporary shower room, modern kitchen, laundry room and two double bedrooms. Externally the property boasts beautifully decorated and low maintenance gardens to the front and rear with the rear benefiting from a substantially sized shed with power supply. Please contact Sell Right Estate Agents to book your viewing on this spacious apartment.

- Tenure: Leasehold
- Lease term remining: 80 years
- Ground rent & service charges: £18.18 per month
- Council Tax Band: B
- Annual Gross Council Tax Charge: £1719.15
- Parking: On street
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains 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 Porch**

UPVC double glazed window and double glazed composite door to front, plastered walls and ceiling, tiled flooring, radiator.

**Hallway**

Plastered walls and ceiling, carpet flooring, radiator, doors to built in storage, lounge, shower room, kitchen and two double bedrooms.

**Lounge** 12' 10" x 12' 6" (3.90m x 3.80m)

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

**Kitchen** 11' 1" x 11' 10" (3.38m x 3.60m)

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, stainless steel sink unit with mixer tap, door to rear porch.

**Rear Porch**

UPVC double glazed door to rear garden, plastered walls, laminate flooring, opening to laundry space.

**Laundry**

UPVC double glazed door to rear garden, tiled walls, laminate flooring, laminate work top.

**Shower Room** 5' 9" x 6' 4" (1.75m x 1.92m)

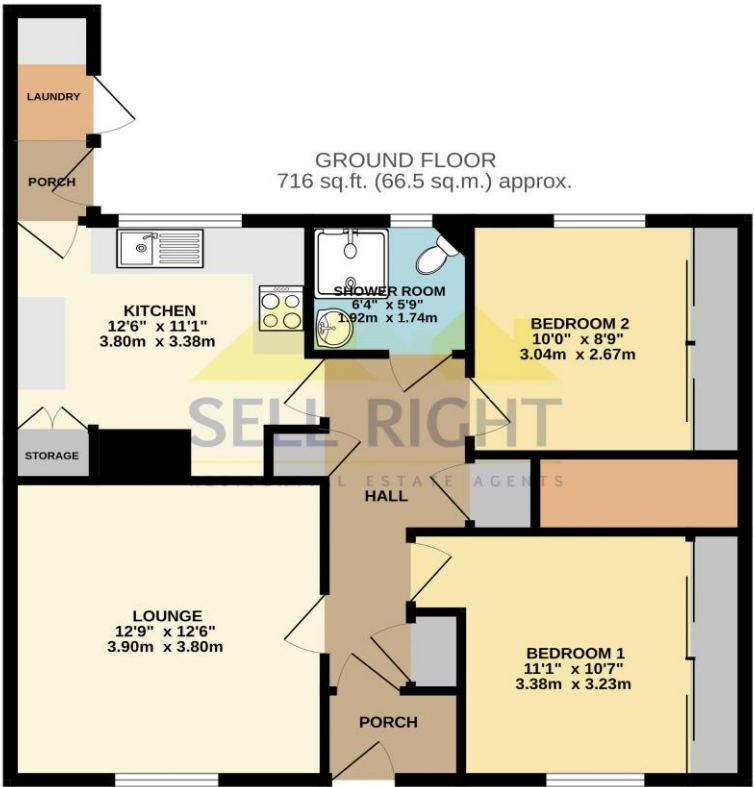
UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, shower cubicle.

**Bedroom One** 10' 7" x 11' 1" (3.23m x 3.38m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.

**Bedroom Two** 10' 0" x 8' 9" (3.04m x 2.67m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.  
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**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.