



Meadow Hill

Church Village Pontypridd, CF38 1RX

£320,000

- FOUR BEDROOMS
- INTEGRAL GARAGE
- THREE BATHROOMS
- STUNNING VIEWS TO FRONT
- MODERN KITCHEN/DINER
- SPACIOUS LOUNGE

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**** FOUR BEDROOM TOWNHOUSE * INTEGRAL GARAGE * OFF ROAD PARKING * THREE BATHROOMS * STUNNING VIEWS TO FRONT ****

Sell Right Estate Agents are proud to present to the market this four bedroom townhouse set in the highly sought after St. David's Manor estate of 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 ground floor accommodation features a spacious entrance hallway which offers access to the integral garage, modern downstairs shower room, utility room and bedroom four which can offer great versatility as an extra reception room. The first floor benefits from a landing area, a light and airy lounge with double doors leading onto a south facing balcony offering stunning views and a substantially sized kitchen/diner. The second floor showcases another landing area which offers access to the main bathroom and the three remaining bedrooms with a contemporary en-suite being found in the master bedroom. Externally the property boasts two off road parking spaces directly outside the front of the property and a low maintenance rear garden which benefits from gated access. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

- Tenure: Freehold
Council Tax Band: E
Annual Gross Council Tax Charge: £2701.53
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 door to front, plastered walls and ceiling, tiled flooring, radiator, doors to garage, utility room, bedroom four and downstairs shower room, stairs to first floor landing.

Downstairs Shower Room 7' 7" x 3' 0" (2.32m x 0.91m)
Tiled walls, plastered ceiling, radiator, shower cubicle, W.C, vanity wash hand basin.

Utility Room 10' 5" x 5' 6" (3.18m x 1.68m)
Double glazed door 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.

Bedroom Four 10' 5" x 10' 5" (3.18m x 3.18m)
UPVC double glazed sliding doors to rear, plastered walls and ceiling, laminate flooring, radiator.

First Floor Landing
Plastered walls and ceiling, carpet flooring, radiator, doors to kitchen/diner, lounge and built in storage, stairs to second floor landing.

Lounge 12' 4" x 16' 4" (3.75m x 4.97m)
UPVC double glazed window to front, UPVC double glazed doors to balcony, plastered and papered walls, plastered ceiling, laminate flooring, radiator.

Kitchen/Diner 10' 6" x 16' 4" (3.21m x 4.97m)
UPVC double glazed window to rear, UPVC double glazed doors to Juliet balcony, plastered walls and ceiling, laminate flooring, radiator, high gloss wall and base units with solid oak work tops, sink unit with mixer tap, integrated appliances to include fridge/freezer, double oven and gas hob with over head extractor hood.

Second Floor Landing
Plastered walls and ceiling, carpet flooring, doors to bathroom and three remaining bedrooms.

Bathroom 5' 10" x 6' 5" (1.77m x 1.96m)
Tiled and plastered walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with hand held shower.

Bedroom One 10' 6" x 10' 9" (3.20m x 3.28m)
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to en-suite and built in wardrobes.

En-suite 10' 5" x 5' 4" (3.18m x 1.62m)
UPVC double glazed window to rear, tiled walls walls and flooring, plastered ceiling, radiator, W.C, vanity wash hand basin, shower cubicle.

Bedroom Two 10' 4" x 8' 5" (3.16m x 2.57m)
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to built in wardrobes.

Bedroom Three 12' 4" x 7' 7" (3.75m x 2.32m)
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

