



Oxford Street

Treforest Pontypridd, CF37 1RU

£159,950

- NO ONWARD CHAIN
- CONTEMPORARY KITCHEN
- EXCELLENT TRANSPORT LINKS
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- MODERNISED THROUGHOUT

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**** NO ONWARD CHAIN * BAY FRONTED * RECENTLY RENOVATED * THREE BEDROOMS *CONTEMPORARY KITCHEN ****

Sell Right Estate Agents are pleased to bring to the market this spacious and modernised three bedroom terraced property located in the Treforest area of Pontypridd. The property's convenient location allows for easy access to local shops, amenities and transport links, with Treforest Train Station being a short walk from the property allowing for easy commuter access into Cardiff city centre. The property has been tastefully renovated by the current owner and boasts the addition of a range of tasteful features such as a modern kitchen and solid oak doors to name but a few. The ground floor accommodation comprises of an entrance porch, bay fronted lounge/diner, modern kitchen, shower room and separate W.C. The first floor showcases a landing area which offers access to three well proportioned bedrooms as well as staircase access to the loft. Externally the property features a substantially sized garden to the rear and a courtyard to the front. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1985.64
- Parking: On street
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- 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 door to front, double glazed composite door to lounge/diner, plastered walls and ceiling.

Lounge/Diner 19' 5" x 14' 6" (5.93m x 4.41m)

UPVC double glazed bay window to front, plastered walls and ceiling, carpet flooring, radiator, UPVC double glazed door to rear garden, stairs to first floor landing, opening to kitchen.

Kitchen 13' 3" x 8' 8" (4.04m x 2.63m)

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, integrated double oven and gas hob with over head extractor hood, sink unit with mixer tap, door to W.C.

W.C

UPVC double glazed window to side, plastered walls and ceiling, vinyl flooring, W.C, vanity wash hand basin, door to shower room.

Shower Room

Plastered walls and ceiling, vinyl flooring, shower cubicle.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to three bedrooms, stairs to loft.

Bedroom One 10' 7" x 9' 4" (3.22m x 2.84m)

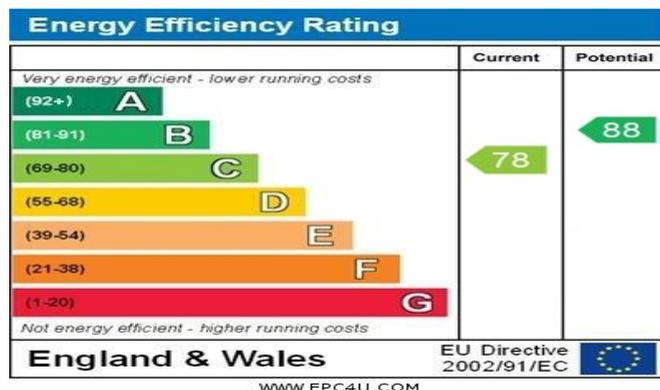
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 8' 8" x 8' 10" (2.65m x 2.70m)

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

Bedroom Three 8' 8" x 8' 10" (2.63m x 2.69m)

UPVC double glazed window to front, 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.