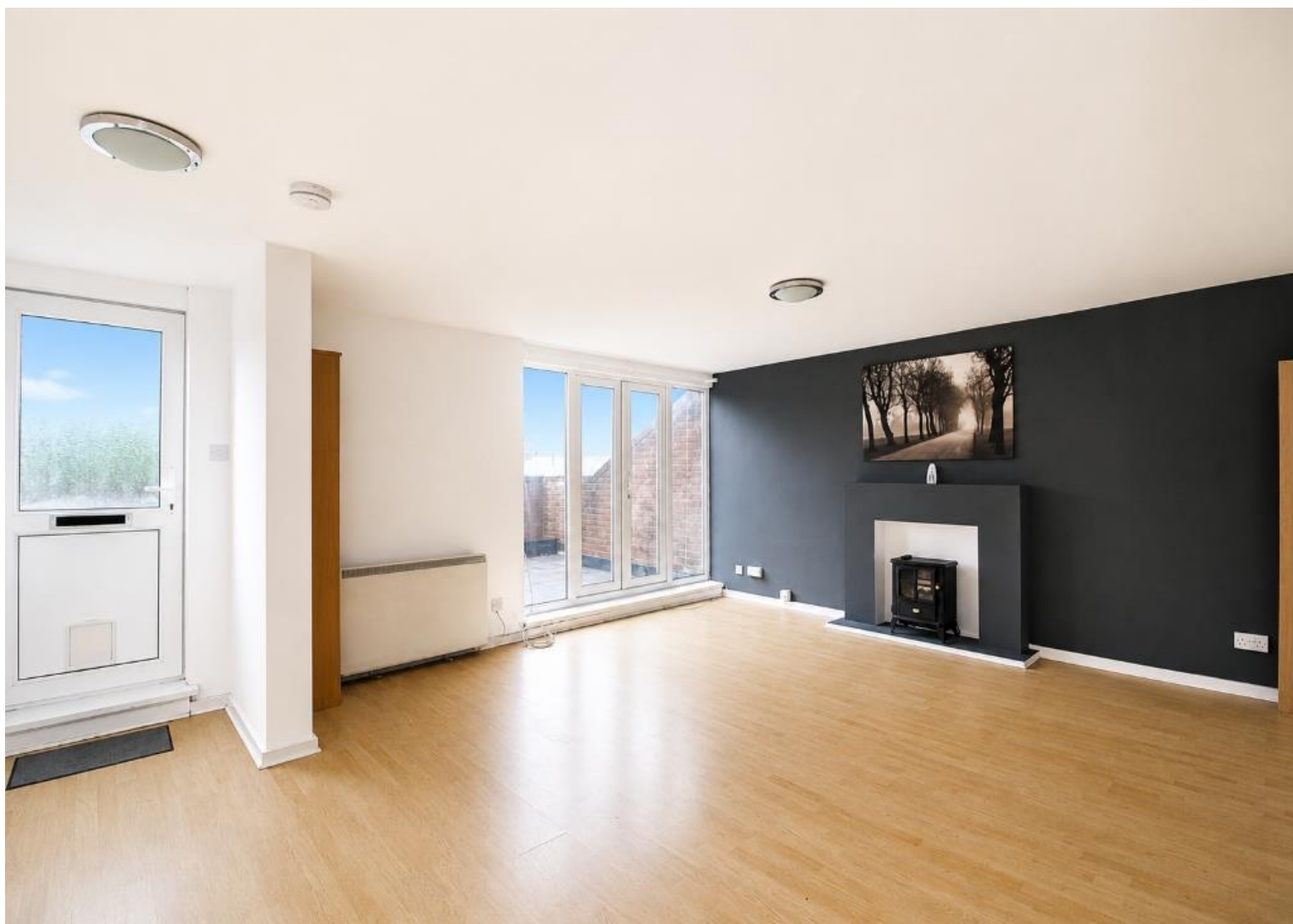




Main Road

Church Village Pontypridd, CF38 1SB

£110,000

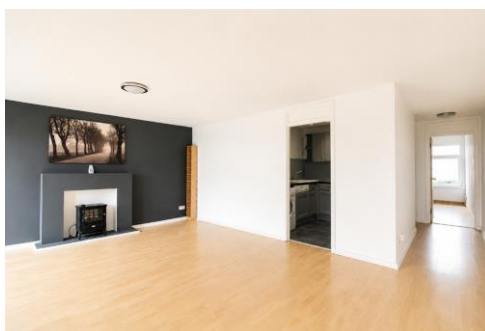
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

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**** NO ONWARD CHAIN * TWO BEDROOMS * FIRST FLOOR APARTMENT * SOUTH FACING REAR BALCONY AREA * SPACIOUS LOUNGE * IDEALLY LOCATED ****

Conveniently situated in the centre of Church Village, this spacious two-bedroom first floor apartment offers easy access to a range of local amenities, including shops, cafés and excellent bus links. The well-proportioned accommodation comprises two generous bedrooms, a substantial lounge, fitted kitchen and bathroom. Externally, the property benefits from a south-facing balcony, providing an ideal space to relax and enjoy the sunshine.

Please contact Sell Right Estate Agents to book your viewing.

Tenure: Leasehold

Lease term remining: 973 years

Ground rent: Peppercorn rent

Service charges: £0

Council Tax Band: A

Annual Gross Council Tax Charge: £1539.59

Parking: On street

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Electric heaters

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>

Lounge 14' 8" x 17' 9" (4.46m x 5.41m)

UPVC double glazed windows and doors to rear balcony area, plastered walls and ceiling, laminate flooring, door to kitchen, opening to inner hallway.

Kitchen 6' 11" x 7' 7" (2.10m x 2.30m)

Plastered and tiled walls, textured ceiling, vinyl flooring, wall and base units with laminate work tops, sink unit with mixer tap, integrated dishwasher, space for cooker, fridge/freezer and washing machine.

Inner Hallway

Plastered walls and ceiling, laminate flooring, doors to bathroom, two bedrooms and storage cupboard which house hot water tank.

Bathroom 6' 11" x 6' 2" (2.10m x 1.89m)

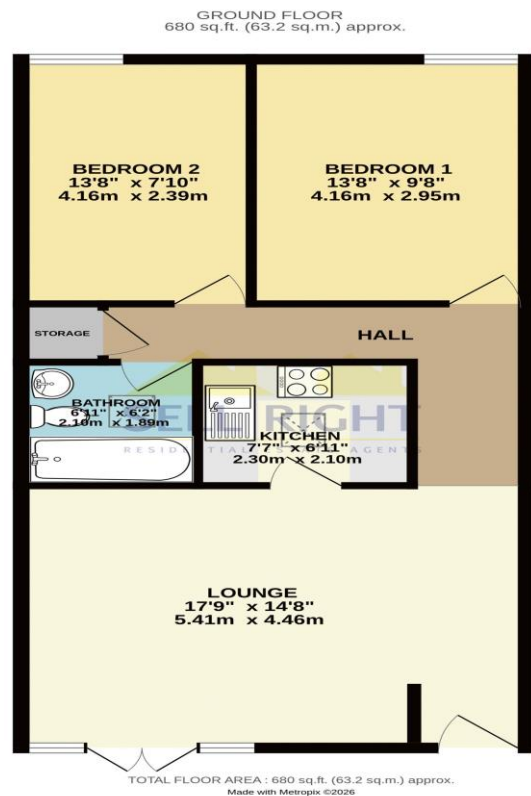
Tiled walls, textured ceiling, vinyl flooring, tiled bath with over head shower, W.C, wash hand basin.

Bedroom One 13' 8" x 9' 8" (4.16m x 2.95m)

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

Bedroom Two 13' 8" x 7' 10" (4.16m x 2.39m)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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.