



Whiterock Drive

Graigwen Pontypridd, CF37 2HA

£340,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- SEMI DETACHED BUNGAOW
- TWO BATHROOMS
- DESIRED LOCATION
- DETACHED GARAGE

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**** NO ONWARD CHAIN * SEMI-DETACHED BUNGALOW * FOUR BEDROOMS * TWO BATHROOMS * TWO RECEPTION ROOMS * AMPLE OFF ROAD PARKING * DESIRED LOCATION ****

Situated in the ever-popular Graigwen area of Pontypridd, this spacious four-bedroom semi-detached bungalow enjoys an elevated position with stunning views across the surrounding area from the front of the property. Conveniently located within easy reach of the wide range of shops, amenities and transport links available in Pontypridd town centre, this home offers an excellent balance of peaceful living and everyday convenience.

The well-proportioned accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, dining room, kitchen, family bathroom and two bedrooms on the ground floor. To the first floor are a landing, two further bedrooms and a recently fitted shower room.

Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, alongside a front garden laid to lawn with an attractive selection of mature plants and a fishpond. To the rear is a low-maintenance garden with access to a detached garage, completing this versatile property.

Tenure: Freehold
Council Tax Band: D
Gross Annual Council Tax Charge: £2334.15
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 Porch

UPVC double glazed windows and doors to front and inner hallway.

Hallway

Plastered walls and ceiling, LVT flooring, radiator, doors to dining room, bathroom and two bedrooms, stairs to first floor landing.

Dining Room 10' 9" x 12' 0" (3.28m x 3.663m)

Papered walls, textured ceiling, carpet flooring, radiator, window and door to kitchen, opening to lounge.

Lounge 15' 6" x 11' 4" (4.72m x 3.46m)

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

Kitchen 9' 6" x 13' 7" (2.90m x 4.15m)

UPVC double glazed window and door to rear, plastered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap.

Bathroom 6' 1" x 7' 5" (1.86m x 2.25m)

UPVC double glazed window to side, tiled walls, textured ceiling, LVT flooring, W.C, wash hand basin, panelled bath with over head shower.

Bedroom Three 7' 10" x 13' 2" (2.38m x 4.01m)

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

Bedroom Four 11' 0" x 7' 5" (3.35m x 2.25m)

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

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to storage, shower room and two bedrooms.

Shower Room 4' 11" x 8' 10" (1.49m x 2.69m)

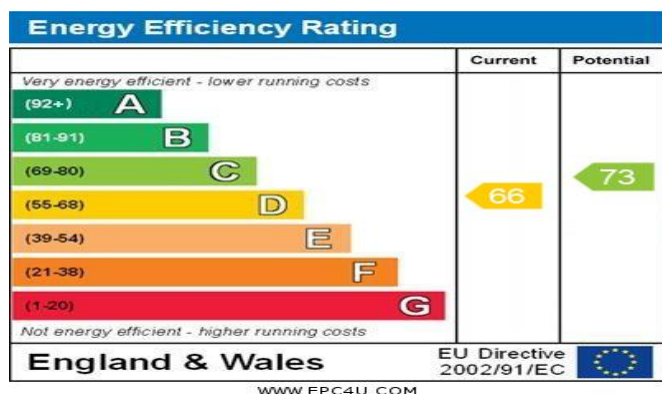
UPVC double glazed window to rear, tiled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 14' 4" x 10' 6" (4.37m x 3.20m)

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

Bedroom Two 14' 4" x 8' 10" (4.37m x 2.68m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, doors to storage cupboard and eaves storage.



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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.