



Heol Gruffydd

Rhydyfelin Pontypridd, CF37 5PQ

£240,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- GARAGE
- SEMI DETACHED
- EN-SUITE TO BEDROOM ONE
- OFF ROAD PARKING

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**** OFF ROAD PARKING & GARAGE TO REAR * THREE BEDROOMS * EN-SUITE TO MASTER BEDROOM * MODERN KITCHEN/DINER * SPACIOUS LOUNGE ****

Sell Right Estate Agents are proud to present to the market this three bedroom semi detached property in the popular College Green development of Rhydyfelin. The property's convenient location lends itself to superb transport links via the A470, bus links and train stations. The ground floor accommodation comprises of an entrance hallway, spacious lounge, modern kitchen/diner and W.C. The first floor boasts a landing area offering access to the loft, bathroom and three well proportioned bedrooms with an en-suite being found in the master bedroom. Externally the property benefits from an enclosed, gated rear garden. There is also off road parking and a spacious garage located just adjacent to the rear garden. Please contact Sell Right Estate Agents to book your viewing.

- Tenure: Freehold
Council Tax Band: C
Annual Gross Council Tax Charge: £2074.80
Parking: Off road via driveway & garage
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

Door to front, plastered walls and ceiling, carpet flooring, radiator, doors to downstairs W.C and lounge.

Downstairs W.C

Plastered walls and ceiling, vinyl flooring, radiator, W.C, wash hand basin with tiled splash backs.

Lounge 17' 8" x 15' 1" (5.38m x 4.6m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to kitchen/diner, stairs to first floor landing.

Kitchen/Diner 9' 0" x 15' 1" (2.74m x 4.6m)

UPVC double glazed window and patio doors to rear garden, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, space for washing machine, 'American style' fridge/freezer, dishwasher and dining table, door to under stairs storage.

First Floor Landing

Plastered walls and ceiling, carpet flooring, loft access, doors to bathroom, three bedrooms and fitted storage cupboard.

Bathroom 5' 6" x 6' 3" (1.68m x 1.91m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 11' 9" x 8' 6" (3.59m x 2.6m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to en-suite and built in wardrobes.

En-suite 4' 5" x 8' 6" (1.34m x 2.6m)

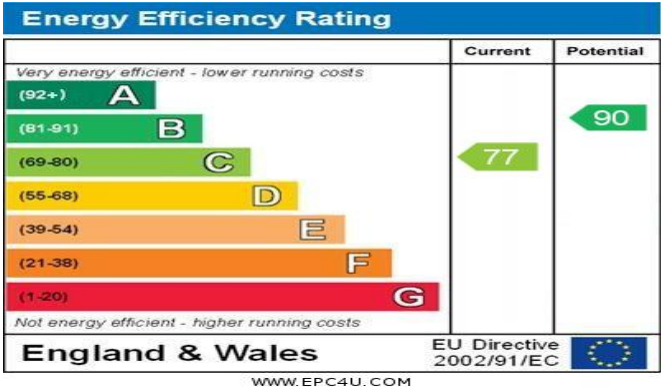
UPVC double glazed window to side, plastered walls and ceiling, vinyl flooring, radiator, W.C, wash hand basin with tiled splash backs, shower cubicle.

Bedroom Two 10' 1" x 8' 6" (3.08m x 2.60m)

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

Bedroom Three 8' 8" x 6' 3" (2.64m x 1.91m)

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the dimensions of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.