



Milford Close

Tonteg Pontypridd, CF38 1HG

£259,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- CONSERVATORY TO REAR
- WELL PRESENTED
- OFF ROAD PARKING
- SPACIOUS GARAGE

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**** NO ONWARD CHAIN * THREE BEDROOMS * CONSERVATORY TO REAR * GARAGE * AMPLE GARDEN SPACE * WELL PRESENTED ****

Situated in a quiet cul-de-sac in the popular area of Tonteg, this three-bedroom semi-detached home offers well-proportioned accommodation and is conveniently located within close proximity to local schools, amenities and transport links.

The ground floor comprises an entrance porch, lounge, dining room, conservatory and kitchen, while the first floor offers a landing, three bedrooms and a shower room.

Externally, the property benefits from generous, low-maintenance gardens to both the front and rear. A driveway provides off-road parking to the front, together with access to a garage.

An ideal family home in a convenient yet peaceful residential location.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £2052.79

Parking: Off Street 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 door to front, textured walls and ceiling, tiled flooring, radiator, doors to built in storage and lounge.

Lounge 12' 8" x 17' 0" (3.87m x 5.17m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, stairs to first floor landing, opening to dining room.

Dining Room 10' 10" x 9' 5" (3.29m x 2.88m)

UPVC double glazed sliding doors to conservatory, papered walls, textured ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 10' 10" x 9' 5" max (3.29m x 2.87m max)

UPVC double glazed windows to side and rear, UPVC double glazed door to rear, tiled walls and flooring, plastered ceiling, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

Conservatory 10' 10" x 9' 11" (3.31m x 3.03m)

UPVC double glazed windows and sliding door to rear garden, carpet flooring.

First Floor Landing

UPVC double glazed window to side, papered walls, plastered ceiling, carpet flooring, doors to shower room and three bedrooms.

Shower Room 6' 2" x 7' 5" (1.87m x 2.26m)

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

Bedroom One 13' 1" x 10' 4" (3.98m x 3.14m)

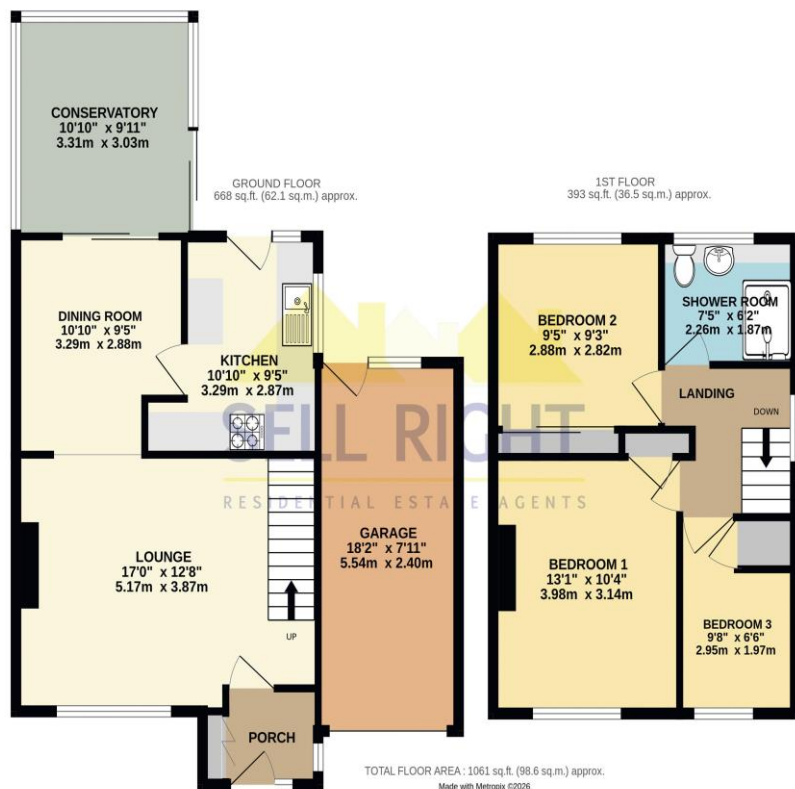
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Two 9' 5" x 9' 3" (2.88m x 2.82m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, sliding doors to built in storage.

Bedroom Three 9' 8" max x 6' 6" (2.95m max x 1.97m)

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to built in storage.



DISCLAIMER

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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.