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Gellidawel Road

Rhydyfelin Pontypridd, CF37 5PR

£300,000

- NO ONWARD CHAIN
- DETACHED HOUSE
- SEMI DETACHED COTTAGE INCLUDED IN SALE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- MODERN KITCHEN

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**** NO ONWARD CHAIN * DETACHED * THREE BEDROOMS * MODERN KITCHEN * STYLISH DINING ROOM & LOUNGE * DUAL ASPECT FIREPLACE * SEMI DETACHED COTTAGE INCLUDED IN SALE ****

Situated in the popular Rhydyfelin area of Pontypridd, this spacious three-bedroom detached home offers versatile accommodation arranged over three floors, with the added benefit of a semi-detached cottage. The property is conveniently located within easy reach of a range of local shops, amenities, schools and a leisure centre, whilst the nearby A470 provides excellent transport links for commuters.

The lower ground floor comprises a sitting room, currently utilised as an additional bedroom. To the ground floor, the accommodation includes a utility room, modern fitted kitchen, stylish and light-filled dining room and a spacious lounge, with an attractive dual-aspect fireplace creating a charming focal point between the dining room and lounge. To the first floor, a landing provides access to the family bathroom and three well-proportioned bedrooms.

A particularly appealing feature of this property is the adjoining semi-detached cottage, offering an exciting addition to this already versatile home.

With its generous living accommodation, convenient location and unique additional building, this property presents a rare opportunity for prospective purchasers.

Tenure: Freehold
Council Tax Band: D
Annual Gross 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

Sitting Room/Bedroom *19' 0" x 10' 0" (5.78m x 3.06m)*
UPVC double glazed window and door to front, plastered walls and ceiling, laminate flooring, opening to under stairs storage, stairs to lounge.

Lounge *19' 3" x 10' 10" (5.88m x 3.31m)*
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, dual aspect fireplace, openings to dining room and kitchen.

Dining Room *12' 2" x 12' 8" (3.72m x 3.87m)*
UPVC double glazed windows to front, plastered walls and ceiling, laminate flooring, radiator, opening to utility room.

Utility Room *9' 11" x 7' 8" (3.03m x 2.33m)*
UPVC double glazed door to front, UPVC double glazed window to side, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated dishwasher, openings to storage and kitchen.

Kitchen *6' 0" x 12' 8" (1.84m x 3.86m)*
UPVC double glazed window to rear, plastered walls and ceiling, wall and base units with laminate work tops and tiled splash backs, integrated double oven and hob with over head extractor fan.

First Floor Landing
UPVC double glazed window to rear, papered walls, plastered ceiling, carpet flooring, radiator, doors to bathroom and three bedrooms.

Bathroom *6' 1" x 10' 6" (1.85m x 3.19m)*
UPVC double glazed windows to side and rear, papered walls, plastered ceiling, W.C, wash hand basin, bath.

Bedroom One *12' 1" x 12' 9" (3.69m x 3.89m)*
UPVC double glazed windows to front, papered walls, plastered ceiling, radiator.

Bedroom Two *12' 1" x 10' 10" (3.69m x 3.31m)*
UPVC double glazed window to front, plastered and papered walls, plastered ceiling, radiator.

Bedroom Three *9' 6" x 7' 9" (2.90m x 2.35m)*
UPVC double glazed window to rear, plastered walls and ceiling.

Cottage Downstairs *14' 2" x 12' 6" (4.33m x 3.81m)*

Cottage Upstairs *14' 2" x 13' 9" (4.33m x 4.19m)*



TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.
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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.