



King Street

Treforest Pontypridd, CF37 1RP

£175,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- RENOVATED THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- GARAGE TO REAR
- TWO RECEPTION ROOMS

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**** NO ONWARD CHAIN * RENOVATED THROUGHOUT * MODERN FOUR PIECE BATHROOM * THREE BEDROOMS * CONTEMPORARY KITCHEN ****

Sell Right Estate Agents are pleased to bring to the market this recently renovated three bedroom terraced property located in the Treforest area of Pontypridd. The property's convenient location allows for easy access to local shops, amenities and transport links, with Treforest Train Station being a short walk from the property allowing for easy commuter access into Cardiff city centre. The property has been tastefully renovated by the current owner and boasts the addition of a range of tasteful features such as a modern kitchen and bathroom, new heating, new electrical system and solid oak doors to name but a few. The ground floor accommodation comprises of an entrance hallway, lounge, dining room and kitchen. The first floor showcases a landing area which offers access to three well proportioned bedrooms and a stylish four piece bathroom. Externally the property features ample garden space to the rear where you will also find a detached garage. Please contact Sell Right Estate Agents to book your viewing on this stunning property.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £2074.80
- Parking: On street
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- 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

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, radiator, doors to lounge and dining room, stairs to first floor landing.

Lounge 9' 2" x 11' 1" (2.80m x 3.37m)

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

Dining Room 11' 7" x 11' 8" (3.53m x 3.56m)

UPVC double glazed doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, door to under stairs storage, opening to kitchen.

Kitchen 8' 1" x 8' 2" (2.47m x 2.48m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated fridge/freezer, oven and hob with over head extractor hood.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms.

Bathroom 8' 1" x 8' 2" (2.47m x 2.48m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, shower cubicle, panelled bath with over head shower.

Bedroom One 12' 9" x 8' 0" (3.88m x 2.45m)

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

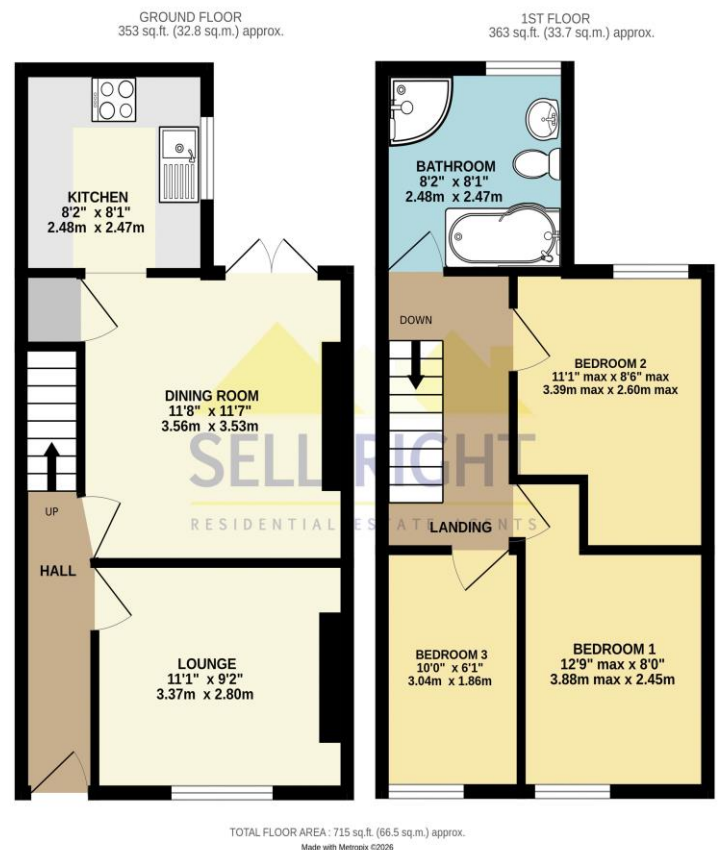
Bedroom Two 11' 1" x 8' 6" (3.39m x 2.59m)

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

Bedroom Three 10' 0" x 6' 1" (3.04m x 1.86m)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	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.