



## Coed Isaf Road

Maesycoed Pontypridd, CF37 1EL

**£205,000**

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- STUNNING VIEWS TO REAR
- DESIRED LOCATION

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* OFF ROAD PARKING \* STUNNING VIEWS TO REAR \*\***

Sell Right Estate Agents are pleased to bring to the market a well presented, three bedroom semi-detached property situated in the highly sought after Maesycloed area of Pontypridd. Ideally positioned within close proximity to Pontypridd town centre, the property offers convenient access to a range of local amenities including Ynysangharad Park, Pontypridd Lido, and a train station providing regular services to Cardiff. The ground floor comprises of a welcoming entrance hallway, a spacious lounge, a separate dining room, and a kitchen. To the first floor, the property offers a landing area, a shower room, and three well proportioned bedrooms, all benefiting from fitted storage cupboards. Externally, the property boasts ample garden space to both the front and rear, along with off-road parking via a driveway.

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 Hallway

UPVC double glazed window and door to front, papered walls, textured ceiling, carpet flooring, radiator, doors to under stairs storage, lounge and kitchen, stairs to first floor landing.

### Lounge 15' 5" x 12' 4" (4.7m x 3.75m)

Window to front, papered walls, textured ceiling, carpet flooring, radiator, sliding doors to dining room.

### Dining Room 8' 5" x 7' 6" (2.57m x 2.28m)

Window to rear, papered walls, textured ceiling, carpet flooring, radiator, door to kitchen.

### Kitchen 8' 5" x 10' 11" (2.57m x 3.34m)

UPVC double glazed window and door to rear, textured and tiled walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and hob, door to storage cupboard.

### First Floor Landing

Papered walls, textured ceiling, carpet flooring, doors to shower room and three bedrooms.

### Shower Room 5' 5" x 7' 6" (1.65m x 2.29m)

Window to rear, papered, pvc panelled and tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, shower cubicle.

### Bedroom One 13' 1" x 11' 0" (3.98m x 3.36m)

Window to front, papered walls, textured ceiling, carpet flooring, radiator, door to storage cupboard.

### Bedroom Two 11' 0" x 12' 6" (3.36m x 3.80m)

Window to rear, papered walls, textured ceiling, carpet flooring, radiator, door to storage cupboard.

### Bedroom Three 10' 0" x 7' 8" (3.05m x 2.34m)

Window to front, papered walls, textured ceiling, carpet flooring, radiator, door to storage cupboard.



#### 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.