



Cemetery Road

Pontypridd, CF37 4BD

£149,950

- NO ONWARD CHAIN
- AMPLE GARDEN SPACE
- CONTEMPORARY SHOWER ROOM
- TWO BEDROOMS
- MODERN KITCHEN
- EXCELLENT TRANSPORT LINKS

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Sell Right Estate Agents are pleased to bring to the market this charming two-bedroom mid-terrace property in Pontypridd. Ideally situated for commuters, the home enjoys convenient access to the A470 link road, providing excellent transport connections to Cardiff and surrounding areas. The ground floor accommodation comprises a welcoming entrance hallway leading into a spacious and well-presented lounge/diner—perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen offers a stylish and practical space for everyday living. Upstairs, the first floor features a landing area that leads to two well-proportioned bedrooms, along with a contemporary shower room finished to a high standard. Externally, the property benefits from a generous and private rear garden, providing an ideal outdoor space for leisure or gardening.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1815.45

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, textured ceiling, tiled flooring, door to lounge/diner.

Lounge/Diner 24' 0" x 13' 10" (7.32m x 4.21m)

UPVC double glazed windows to front and rear, plastered walls, textured ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 8' 1" x 10' 4" (2.46m x 3.16m)

UPVC double glazed window and door to rear, plastered and tiled walls, textured ceiling, carpet flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to shower room and two bedrooms.

Shower Room 6' 10" x 6' 6" (2.08m x 1.97m)

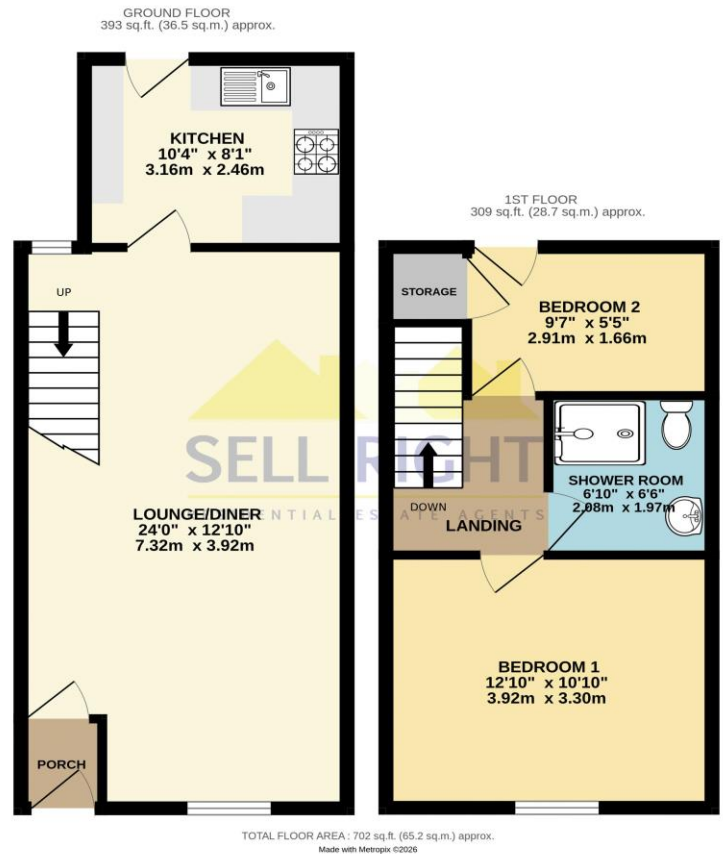
Plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 10' 10" x 12' 10" (3.30m x 3.92m)

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

Bedroom Two 5' 5" x 9' 7" (1.66m x 2.91m)

UPVC double glazed door to rear garden, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.



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.