



The Ridings

Tonteg Pontypridd, CF38 1PL

Offers in Excess of £299,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- DESIRED LOCATION
- SPACIOUS LOUNGE
- SUBSTANTIAL GARAGE
- DETACHED

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**** NO ONWARD CHAIN * THREE BEDROOMS * WALKING DISTANCE TO SCHOOLS & AMENITIES * DESIRED LOCATION * RARE TO THE MARKET ****

Sell Right Estate Agents are pleased to bring to the market this spacious and immaculately presented three bedroom detached home located in the popular and quiet cul de sac location of Tonteg. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools as well as Gwauncelyn and Llantwit Fardre English speaking primary schools. You will also find an array of local shops, pubs and cafes within the locality as well as a small children's play park located in the corner of the street. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, substantially sized lounge, dining room, kitchen and utility room. The first floor boasts a light and airy landing area which offers access to a shower room and three well proportioned bedrooms. Externally, the property boasts ample grounds to the front and rear, as well as offering excellent potential for further extensions subject to gaining the necessary planning permissions. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: E
- Gross Annual Council Tax Charge: £2701.53
- 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 Hallway

UPVC double glazed door to front, papered walls, textured ceiling, carpet flooring, doors to downstairs W.C, and lounge.

Downstairs W.C

UPVC double glazed window to front, papered and tiled walls, textured ceiling, laminate flooring, W.C, wash hand basin.

Lounge 13' 4" x 17' 7" (4.06m x 5.35m)

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

Dining Room 11' 2" x 8' 5" (3.40m x 2.56m)

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

Kitchen 11' 2" x 8' 8" (3.40m x 2.65m)

UPVC double glazed window to rear, plastered and tiled walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, sink unit with mixer tap, integrated oven and hob with over head extractor fan, door to utility room.

Utility Room 5' 7" x 8' 7" (1.71m x 2.61m)

UPVC double glazed window and door to rear.

First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, doors to built in storage, shower room and three bedrooms.

Shower Room 6' 3" x 6' 5" (1.91m x 1.96m)

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

Bedroom One 12' 5" x 10' 8" (3.79m x 3.25m)

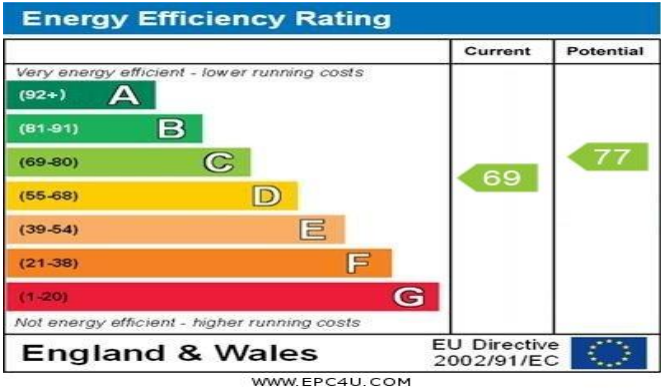
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Two 10' 1" x 10' 8" (3.08m x 3.25m)

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

Bedroom Three 8' 0" x 6' 9" (2.44m x 2.07m)

UPVC double glazed window to front, papered 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.