

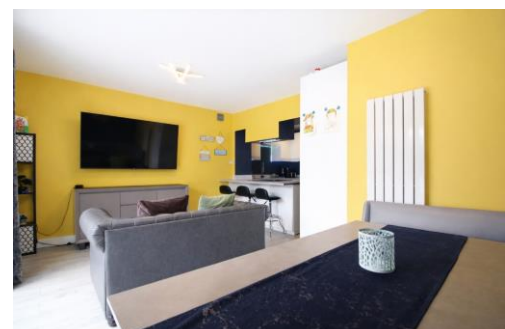


Maesteg Crescent
Tonteg Pontypridd, CF38 1PE

£318,500

- THREE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- DOUBLE EXTENSION TO REAR
- MODERN KITCHEN & BATHROOM

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**** DOUBLE EXTENSION TO REAR * THREE BEDROOMS * STUNNING OPEN PLAN KITCHEN/LIVING SPACE * TWO BATHROOMS * STYLISH DECOR * LOW MAINTENANCE REAR GARDEN ****

Sell Right Estate Agents are proud to bring to the market this beautifully presented three-bedroom semi-detached home, ideally situated in the sought-after area of Tonteg. Perfectly positioned within a short walking distance to local shops, bus stops, and a selection of both Welsh and English speaking primary schools, this property offers both convenience and family-friendly living. Having undergone significant improvements over the past nine years, the current owners have thoughtfully enhanced the home, most notably with a substantial double extension. This has created additional versatile living space, including a spacious family room and dedicated office, while also increasing the size of the bedrooms. The ground floor accommodation comprises an inviting entrance hallway, cloakroom, lounge, shower room, laundry area, and a stylish modern kitchen which opens seamlessly into the family room—forming a superb central hub ideal for everyday living and entertaining. To the first floor, the property offers a landing area, contemporary family bathroom, office room, and three well-proportioned double bedrooms. Externally, the property benefits from ample off-road parking to the front, along with gated side access leading to a low-maintenance rear garden, beautifully finished with a combination of patio and artificial turf. Please contact Sell Right Estate Agents to book your viewing on this beautiful property.

Tenure: Freehold
 Council Tax Band: B
 Gross Annual Council Tax Charge: £1796.19
 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

Double glazed composite door to front, plastered walls and ceiling, laminate flooring, doors to lounge and cloakroom, stairs to first floor landing.

Cloakroom

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring.

Lounge 11' 2" x 13' 3" (3.40m x 4.04m)

UPVC double glazed window to front, plastered and wood panelled walls, plastered ceiling, laminate flooring, door to kitchen.

Kitchen 7' 5" x 13' 0" (2.26m x 3.97m)

Plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with pull down mixer tap, integrated appliances include double oven, microwave, fridge/freezer and induction hob with over head extractor, opening to family room, door to downstairs shower room.

Family Room 11' 8" x 17' 0" (3.56m x 5.18m)

UPVC double glazed bi-folding doors to rear, plastered walls and ceiling, laminate flooring, radiators.

Shower Room 7' 10" x 5' 10" (2.40m x 1.78m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, shower cubicle, opening to laundry area.

Laundry Area

Plastered walls and ceiling, laminate flooring.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and office room.

Bathroom 7' 3" x 7' 3" (2.22m x 2.22m)

UPVC double glazed window to side, tiled walls, plastered ceiling, laminate flooring, chrome towel rail radiator, W.C, vanity wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 9' 3" x 14' 0" (2.83m x 4.27m)

UPVC double glazed windows to front, plastered and papered walls, plastered ceiling, carpet flooring, door to over stairs storage, sliding doors to built in wardrobes.

Bedroom Two 11' 10" x 8' 5" (3.61m x 2.56m)

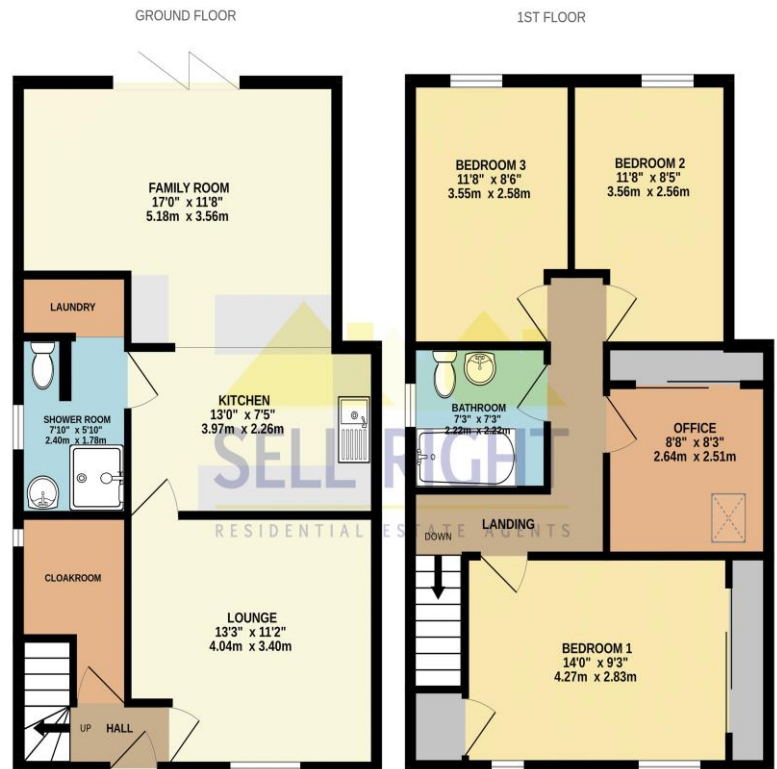
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 11' 8" x 8' 6" (3.55m x 2.58m)

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

Office Room 8' 3" x 8' 8" (2.51m x 2.64m)

Double glazed Velux window, plastered and papered walls, plastered ceiling, carpet flooring, radiator, sliding doors to fitted storage.



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DISCLAIMER

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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.