



Pencerrig Street

Graigwen Pontypridd, CF37 2HS

£180,000

- THREE BEDROOMS
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- IMMACULATELY PRESENTED
- CLOSE TO TOWN CENTRE
- KITCHEN/DINING AREA

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**** IMMACULATELY PRESENTED * THREE BEDROOMS * SPACIOUS LOUNGE * OPEN PLAN KITCHEN/DINING AREA * CLOSE TO TOWN CENTRE * UPSATIRS FOUR PIECE BATHROOM ****

Immaculately presented throughout, this attractive three-bedroom mid-terrace home is situated in the highly sought-after Graigwen area of Pontypridd, just a short walk from the town centre and its excellent range of shops, amenities and transport links.

The well-appointed accommodation comprises of an entrance hallway, a spacious lounge, and a light and airy dining room opening through to the kitchen, creating an ideal space for everyday living and entertaining. To the first floor are three well proportioned bedrooms, a generous landing, and a stylish four piece family bathroom. A pull down ladder provides access to the partially boarded loft, offering useful additional storage.

Externally, the property benefits from an enclosed rear garden with a decked seating area and steps leading down to a useful basement storage space. An ideal home for first-time buyers, families or those looking to be close to the heart of Pontypridd, this beautifully maintained property is ready to move straight into.

- Tenure: Freehold
Council Tax Band: C
Annual Gross Council Tax Charge: £2074.80
Parking: On street
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, plastered walls and ceiling, wood flooring, radiator, doors to storage and lounge.

Lounge 20' 9" x 11' 4" (6.32m x 3.46m)

UPVC double glazed window to front, plastered walls and ceiling, wood flooring, radiator, doors to under stairs storage, opening to dining room.

Dining Room 9' 7" x 6' 9" (2.93m x 2.07m)

UPVC double glazed doors to rear, Velux window to rear, plastered walls and ceiling, wood flooring, radiator, opening to kitchen.

Kitchen 13' 2" x 6' 10" (4.01m x 2.09m)

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

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and fitted storage, access to partially boarded loft via pull down ladder.

Bathroom 9' 7" x 6' 10" (2.91m x 2.09m)

UPVC double glazed window to rear, plastered and wood panelled walls, plastered ceiling, vinyl flooring, towel rail radiator, W.C, wash hand basin, panelled bath, shower cubicle.

Bedroom One 12' 6" x 9' 3" (3.80m x 2.81m)

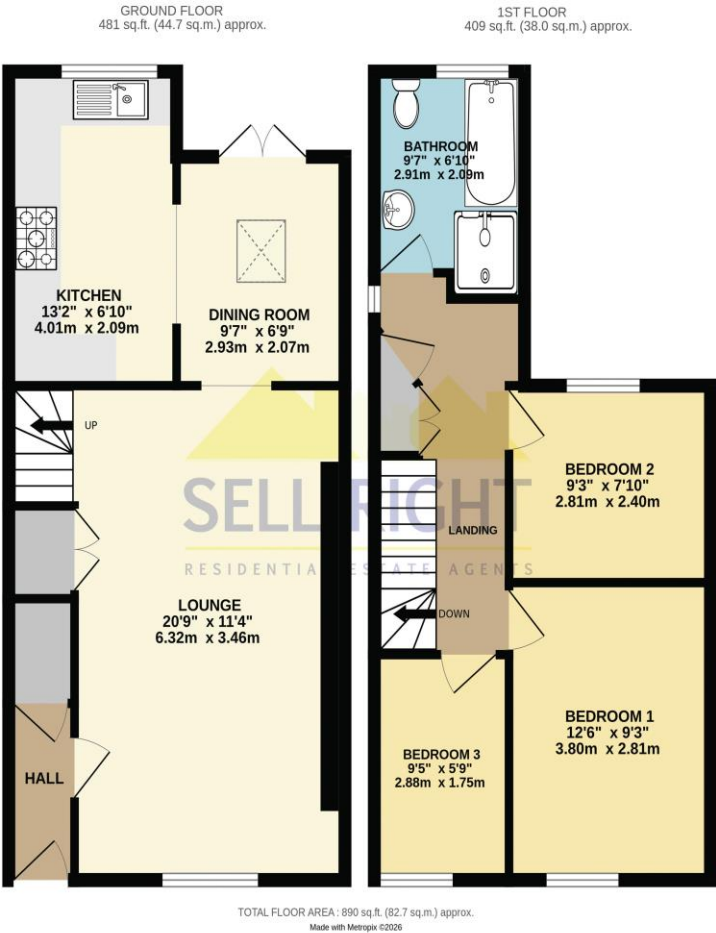
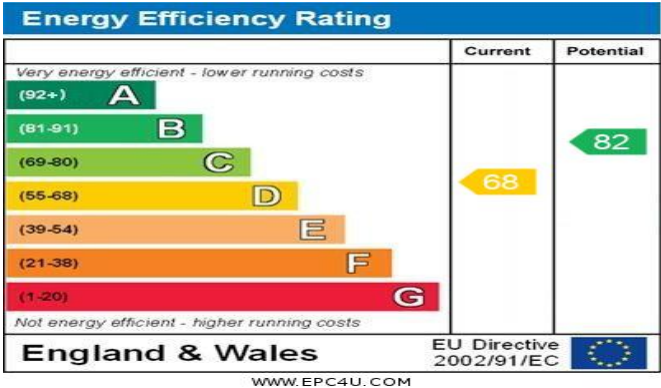
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 7' 10" x 9' 3" (2.40m x 2.81m)

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

Bedroom Three 9' 5" x 5' 9" (2.88m x 1.75m)

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



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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.