SELL RIGHT
RESIDENTIAL ESTATE AGENTS



The Parade

Trallwn Pontypridd, CF37 4PY

£189,950

- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE
- FOUR BEDROOMS
- BAY FRONTED
- TWO RECEPTION ROOMS
- MODERN BATHROOM

See all our properties on.....

Zoopla Smarter property search

PrimeLocation

rightmove the UK's number one property site







**** NO ONWARD CHAIN * FOUR BEDROOMS * BAY FRONTED * CLOSE TO TOWN CENTRE ****

An impressive four-bedroom, bay-fronted mid-terrace home, offering generous accommodation in the popular Trallwn area of Pontypridd. Ideally positioned for convenient access to Pontypridd town centre, the property is within easy reach of an excellent range of amenities, shops and rail links.

The spacious ground floor features an entrance hallway, attractive bay-fronted lounge, separate dining room, kitchen, bathroom and separate W.C. Upstairs, four well-proportioned bedrooms provide flexible accommodation for family living, home working or additional guest space.

Outside, the property is complemented by courtyard areas to both the front and rear.

Tenure: Freehold
Council Tax Band: C
Gross Annual 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, openings to kitchen and dining room, doors to under stairs storage, stairs to first floor landing.

Dining Room *11' 10" x 9' 9" (3.61m x 2.98m)*
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, opening to lounge.

Lounge *9' 6" x 13' 1" (2.90m x 3.98m)*
UPVC double glazed bay window to front, plastered walls and ceiling, laminate flooring.

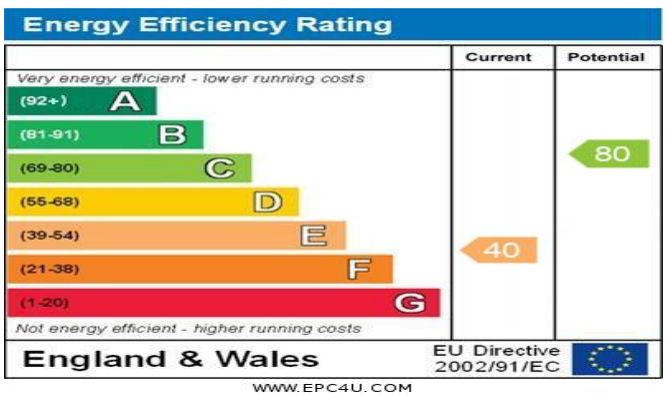
Kitchen *10' 10" x 9' 1" (3.30m x 2.78m)*
UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan, opening to lobby area.

Lobby
Tiled walls, textured ceiling, tiled flooring, door to W.C, opening to bathroom.

W.C
UPVC double glazed window to rear, tiled walls, textured ceiling, vinyl flooring, radiator, W.C.

Bathroom *7' 10" x 6' 9" (2.40m x 2.06m)*
UPVC double glazed window to side, tiled walls, plastered ceiling, vinyl flooring, tiled walls, vinyl flooring, radiator, wash hand basin, shower cubicle, tiled bath.

First Floor Landing
Plastered walls, papered ceiling, carpet flooring, openings to four bedrooms.

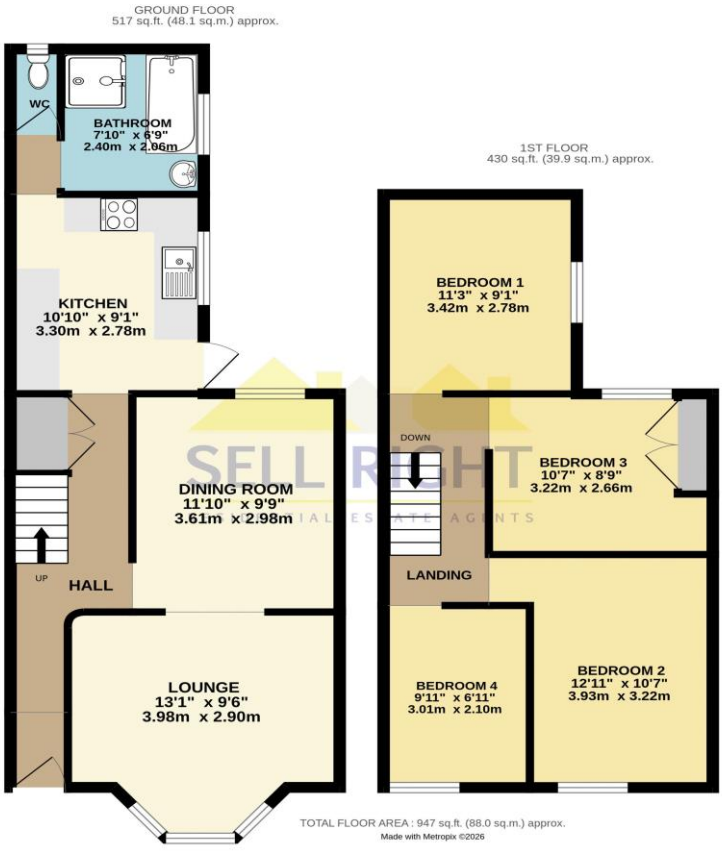


Bedroom One *11' 3" x 9' 1" (3.42m x 2.78m)*
UPVC double glazed window to side, plastered and papered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two *12' 11" x 10' 7" (3.93m x 3.22m)*
UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator.

Bedroom Three *8' 9" x 10' 7" (2.66m x 3.22m)*
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to fitted storage.

Bedroom Four *9' 11" x 6' 11" (3.01m x 2.10m)*
UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator.



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.