



Scarborough Road

Pontypridd, CF37 4DS

£110,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- AMPLE GARDEN SPACE
- CONVENIENT LOCATION
- UPSTAIRS BATHROOM
- SPACIOUS LOUNGE/DINER

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * SPACIOUS LOUNGE/DINER * UPSTAIRS BATHROOM ****

A well-proportioned two-bedroom mid-terrace property, conveniently situated within easy reach of Pontypridd town centre and the A470, providing excellent commuter links.

The ground floor comprises an entrance hallway, a spacious lounge/diner and a fitted kitchen. To the first floor, the landing provides access to a bathroom and two generously sized double bedrooms.

Externally, the property benefits from a charming and ample-sized rear garden, offering an ideal space for relaxing and entertaining.

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

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, laminate flooring, door to lounge/diner.

Lounge/Diner 20' 9" x 14' 2" (6.33m x 4.33m)

UPVC double glazed windows to front and rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen, stairs to first floor landing.

Kitchen 9' 2" x 6' 10" (2.80m x 2.08m)

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

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom, two bedrooms and over stairs storage cupboard.

Bathroom 9' 4" x 6' 8" (2.85m x 2.04m)

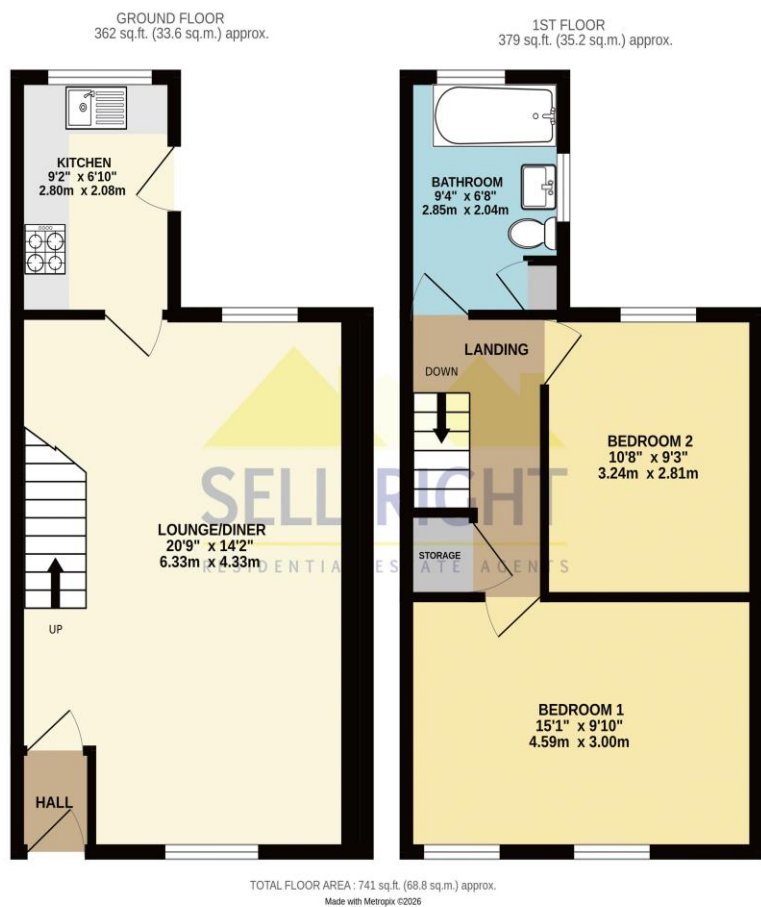
UPVC double glazed windows to side and rear, tiled walls, PVC panelled ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 9' 10" x 15' 1" (3.00m x 4.59m)

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

Bedroom Two 10' 8" x 9' 3" (3.24m x 2.81m)

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



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.