



Penylan Road

Maesycod Pontypridd, CF37 1EG

£195,000

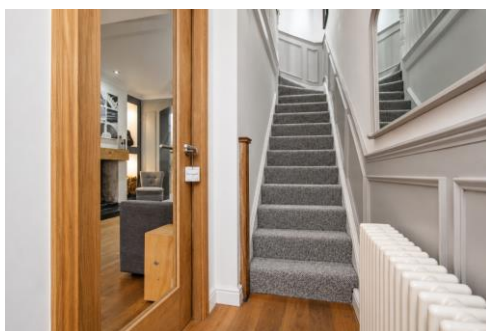
- FOUR BEDROOMS
- MODERN BATHROOM
- CONTEMPORARY KITCHEN/DINER
- DESIRED LOCATION
- SPACIOUS LOUNGE
- PRIVATE REAR GARDEN

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**** MODERNISED THROUGHOUT * CONTEMPORARY KITCHEN/DINER * MODERN BATHROOM * FOUR BEDROOMS ****

Situated in the popular Maesycloed area of Pontypridd, this well-presented four-bedroom mid-terrace property offers spacious and versatile accommodation, conveniently located within easy reach of Pontypridd town centre and its wide range of amenities.

The ground floor comprises an entrance hallway, comfortable lounge and spacious kitchen/diner.

To the first floor are three bedrooms and a modern family bathroom, while the fourth bedroom is located within the converted loft, completed in accordance with RCT Building Regulations.

Externally, the property benefits from a private, low-maintenance rear garden, providing an ideal space for relaxing and entertaining.

Please contact Sell Right Estate Agents to arrange your viewing.

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 and panelled walls, plastered ceiling, laminate and tiled flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 19' 2" x 10' 11" (5.84m x 3.33m)

UPVC double glazed window to front, plastered, tiled and panelled walls, plastered ceiling, laminate flooring, radiator, log burner, opening to under stairs storage.

Kitchen/Diner 13' 0" x 13' 1" (3.96m x 3.98m)

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

First Floor Landing

Plastered and panelled walls, plastered ceiling, carpet flooring, doors to bathroom, three bedrooms and storage, stairs to bedroom four.

Bathroom 6' 4" x 7' 4" (1.94m x 2.23m)

Tiled walls, plastered ceiling, vinyl flooring, chrome towel rail radiator, W.C, vanity wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 9' 7" x 12' 8" (2.92m x 3.85m)

UPVC double glazed windows to front, plastered and panelled walls, plastered ceiling, carpet flooring, radiator, sliding doors to built in storage.

Bedroom Two 12' 11" x 6' 6" (3.93m x 1.99m)

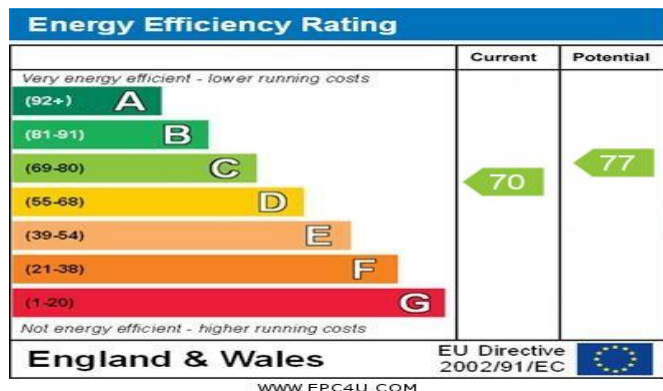
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Three 11' 0" x 6' 2" (3.35m x 1.88m)

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

Bedroom Four 12' 5" max x 13' 8" max (3.78m max x 4.17m max)

Double glazed velux windows to front and rear, plastered walls and ceiling, carpet flooring.



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.