



## Niagara Street

Treforest Pontypridd, CF37 1BP

**£144,950**

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- EXCELLENT TRANSPORT LINKS
- CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS

See all our properties on.....

**Zoopla**  
Smarter property search

**PrimeLocation**

**rightmove**  
the UK's number one property site



**\*\* NO ONWARD CHAIN \* THREE DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \* CLOSE TO AMENITIES \* EXCELLENT TRANSPORT LINKS \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom property in a popular location of Treforest. The property's location is within close proximity to local amenities and transport links such as Treforest & Pontypridd train stations and the A470 link road. The ground floor accommodation comprises of an entrance hallway, spacious lounge, dining room and kitchen. The first floor boasts a landing area which offers access to three double bedrooms and a bathroom. Externally the property benefits from gardens to the front and rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1790.42

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, carpet flooring, radiator, door to lounge/diner, stairs to first floor landing.

### Lounge 20' 10" x 12' 4" (6.34m x 3.77m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, carpet flooring, radiator, opening to dining room.

### Dining Room 10' 8" x 9' 5" (3.24m x 2.87m)

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

### Kitchen 8' 11" x 9' 5" (2.72m x 2.87m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, space for washing machine.

### First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms.

### Bathroom 13' 6" x 6' 3" (4.12m x 1.90m)

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

### Bedroom One 11' 9" x 8' 8" (3.57m x 2.64m)

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

### Bedroom Two 11' 0" x 9' 5" (3.35m x 2.87m)

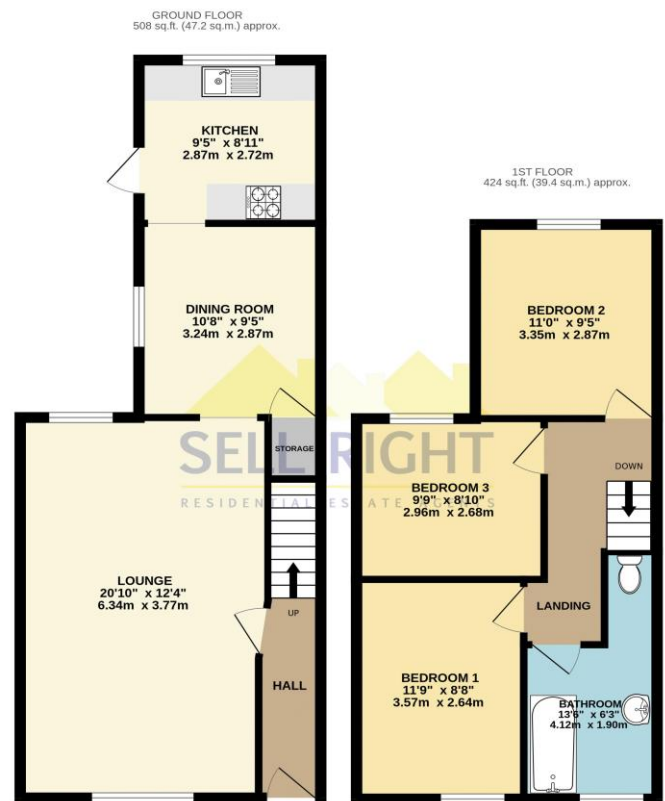
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

### Bedroom Three 8' 10" x 9' 9" (2.68m x 2.96m)

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

### Externally

Courtyards to front and rear.



TOTAL FLOOR AREA: 931 sq. ft. (86.5 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

#### 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.