



## Long Row

Treforest Pontypridd, CF37 1SU

**£110,000**

- NO ONWARD CHAIN
- FOUR RECEPTION ROOMS
- THREE BEDROOMS
- SUBSTANTIAL REAR GARDEN
- COMBI BOILER
- EXCELLENT TRANSPORT LINKS

See all our properties on.....

**Zoopla**  
Smarter property search

**PrimeLocation**

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



**\*\* EPC RATING C \* NO ONWARD CHAIN \* THREE BEDROOMS \* COMBI BOILER \* SPACIOUS GARDEN \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom mid terrace property in the Treforest area of Pontypridd. The property is conveniently located by being within close proximity to local amenities and transport links such as the A470 link road and Treforest train station. The ground floor accommodation comprises of four reception rooms, a kitchen and a spacious bathroom. The first floor benefits from a landing area which offers access to three well proportioned bedrooms. Externally the property boasts an ample sized and flat garden to the rear. Please contact Sell right Estate Agents to book your viewing on this property.

**Reception Room 1** 14' 0" x 12' 2" (4.26m x 3.72m)  
Window and door to front.

**Bathroom** 8' 6" x 6' 3" (2.60m x 1.91m)  
Window to front.

**Kitchen** 12' 10" x 6' 7" (3.91m x 2.00m)  
Entrance to reception room 3.

**Reception Room 2**  
Entrance to reception room 4.

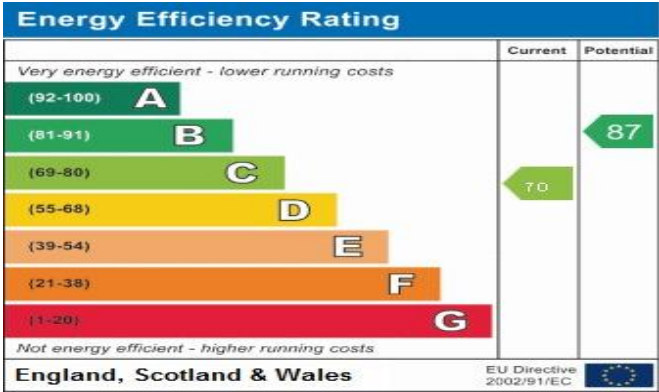
**Reception Room 3**  
Windows and doors to rear garden.

**Reception Room 4** 9' 2" x 4' 9" (2.80m x 1.44m)  
Windows to rear.

**Bedroom One** 10' 0" x 12' 3" (3.04m x 3.73m)  
Window to rear.

**Bedroom Two** 14' 4" x 7' 4" (4.38m x 2.23m)  
Window to rear.

**Bedroom Three** 13' 5" x 7' 7" (4.10m x 2.32m)  
Velux window to front.



**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.