



## Bonvilston Terrace

Trallwn Pontypridd, CF37 4RW

**£129,950**

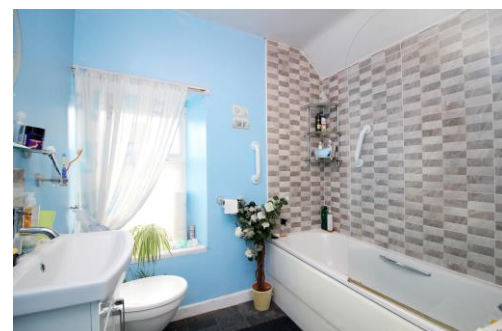
- NO ONWARD CHAIN
- THREE BEDROOMS
- CONTEMPORARY BATHROOM
- CLOSE TO TOWN CENTRE
- EXCELLENT TRANSPORT LINKS
- SPACIOUS LOUNGE/DINER

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* CONTEMPORARY UPSTAIRS BATHROOM \* CLOSE TO TOWN CENTRE \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom mid terrace property in the popular location Trallwn area of Pontypridd. The property's location is well served by being within close proximity to local schools and amenities as well as being within walking distance to Pontypridd town centre. The ground floor accommodation comprises of an entrance hallway, lounge/diner and a spacious kitchen/breakfast room. The first floor benefits from a landing area offering access to the bathroom and three bedrooms. Externally the property boasts an enclosed and gated garden to the rear with lane access provided. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold  
Council Tax Band: B  
Gross Annual Council Tax Charge: £1566.62  
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>

### Hallway

UPVC double glazed door to front, textured walls and ceiling, carpet flooring, radiator, door to lounge/diner, stairs to first floor landing.

### Lounge/Diner 20' 2" x 11' 9" (6.15m x 3.58m)

UPVC double glazed window to front, papered walls, carpet flooring, radiator, doors to kitchen and understairs storage.

### Kitchen 7' 9" x 14' 0" (2.37m x 4.27m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled 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 hob with over head extractor fan.

### First Floor Landing

Textured walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and storage cupboard.

### Bathroom 7' 10" x 6' 9" (2.40m x 2.07m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, laminate flooring, radiator, vanity wash hand basin, W.C, panelled bath with over head shower and glass side screen, door to fitted storage.

### Bedroom One 10' 7" x 8' 5" (3.23m x 2.57m)

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

### Bedroom Two 9' 8" x 8' 5" (2.94m x 2.57m)

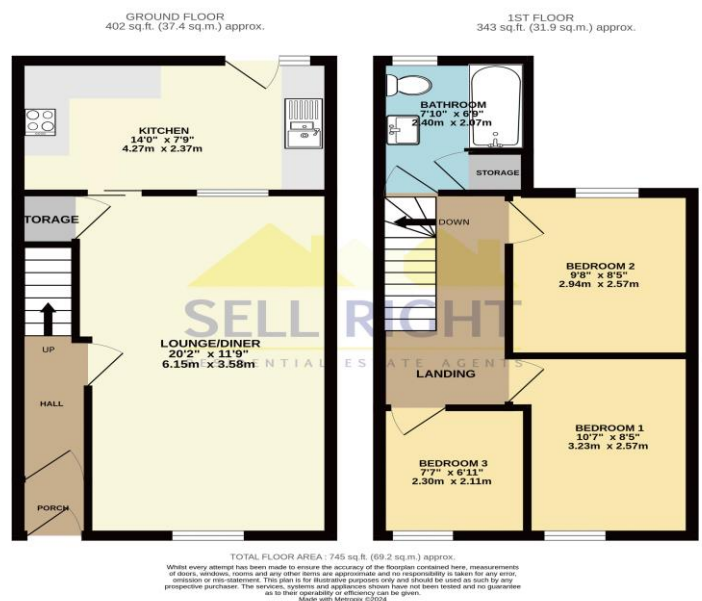
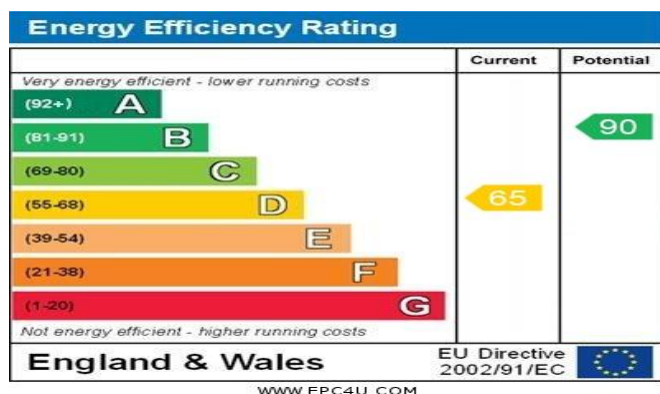
UPVC double glazed window to rear, textured walls, plastered ceiling, carpet flooring, radiator.

### Bedroom Three 7' 7" x 6' 11" (2.30m x 2.11m)

UPVC double glazed window to front, textured walls, plastered ceiling, carpet flooring, loft access, radiator.

### Rear Garden

Enclosed and gated rear garden decorated with a variety of plants.



#### 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.