



Acorn Grove

Church Village Pontypridd, CF38 2AJ

£367,500

- WELL PRESENTED
- FOUR BEDROOMS
- THREE BATHROOMS
- THREE RECEPTION ROOMS
- EXTENDED
- OFF ROAD PARKING

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**** WELL PRESENTED * FOUR BEDROOMS * THREE BATHROOMS * THREE RECEPTION ROOMS * WALKING DISTANCE TO GARTH OLWG COMPREHENSIVE SCHOOL * EASY ACCESS TO CHURCH VILLAGE BYPASS ****

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom detached property in ever popular Dan Y Deri area of Church Village. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools. The property is conveniently located by benefiting from easy access to the Church Village bypass. The ground floor accommodation comprises of an entrance porch, hallway, lounge, kitchen, dining room, utility room, downstairs W.C and a versatile garage conversion which could act as a home office, extra sitting room or even a play room. The first floor benefits a landing area offering access to the modern family bathroom and four well proportioned bedrooms with en-suites being found in the master bedroom and bedroom two. In the master bedroom you can also access a handy loft room via a pull down ladder. Externally the boasts off road parking to the front and a low maintenance garden to the rear which also boasts a summer house. Please contact Sell Right Estate Agents to book your viewing on this fantastic property.

Tenure: Freehold
 Council Tax Band: E
 Gross Annual Council Tax Charge: £2430.33
 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 Porch

UPVC double glazed windows and door to front, double glazed door to hallway, plastered walls, vinyl flooring, pvc panelled ceiling.

Hall

Plastered walls and ceiling, laminate flooring, door to lounge, stairs to first floor landing.

Lounge 13' 5" x 13' 4" (4.09m x 4.06m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, opening to dining room, doors to under stairs storage and kitchen.

Dining Room 9' 2" x 8' 0" (2.79m x 2.45m)

UPVC double glazed patio doors to rear garden, plastered walls, textured ceiling, carpet flooring, radiator.

Kitchen 9' 2" x 11' 11" (2.79m x 3.64m)

UPVC double glazed window 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 gas hob with over head extractor fan, doors to utility room and sitting room.

Utility Room 4' 9" x 4' 11" (1.45m x 1.50m)

Double glazed door to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, laminate roll top work surfaces, space for tumble dryer and washing machine, door to downstairs W.C.

Downstairs W.C 4' 0" x 4' 7" (1.23m x 1.40m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, vanity wash hand basin with mixer tap.

Sitting Room 17' 3" x 8' 0" (5.25m x 2.44m)

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

First Floor Landing

Plastered walls and ceiling, carpet flooring, loft access, doors to bathroom, four bedrooms and built in storage.

Bathroom 5' 7" x 6' 2" (1.70m x 1.87m)

UPVC double glazed window to rear, plastered and pvc panelled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 22' 9" x 8' 0" (6.93m x 2.44m)

UPVC double glazed windows to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, door to en-suite, pull down ladder to loft room.

En-suite One 3' 10" x 8' 0" (1.17m x 2.44m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom Two 11' 5" x 10' 0" (3.47m x 3.05m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to en-suite.

En-suite Two 4' 5" x 7' 9" (1.34m x 2.36m)

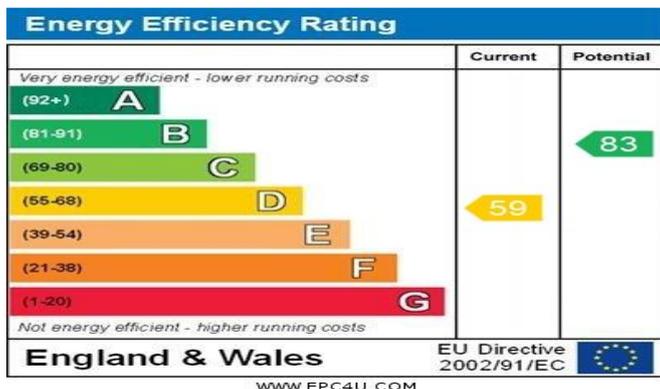
UPVC double glazed window to side, plastered and tiled walls, textured ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom Three 8' 8" x 10' 0" (2.63m x 3.05m)

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

Bedroom Four 5' 2" x 7' 5" (1.58m x 2.27m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, door to built in storage.



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.