



## Clive Terrace

Ynysybwl Pontypridd, CF37 3LD

**£169,950**

- THREE BEDROOMS
- SPACIOUS UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- AMPLE GARDEN SPACE
- CHARMING DECOR
- UTILITY ROOM

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**\*\* THREE BEDROOMS \* COUNTRY STYLE KITCHEN \* SPACIOUS UPSTAIRS BATHROOM \* TWO RECEPTION ROOMS \* AMPLE GARDEN SPACE \*\***

Sell Right Estate Agents are proud to present to the market this spacious three bedroom mid terrace property in the Ynysybwll area of Pontypridd. The property has been charmingly decorated by the current owners with an array of characterful features such as ornate Victorian style fireplaces in both reception rooms and a country shaker style kitchen. The ground floor accommodation comprises of an entrance hallway, sitting room, lounge set with solid wood flooring, kitchen, rear porch and a useful utility room. The first floor benefits from a landing area which offers access to the loft, three well proportioned bedrooms and a substantially sized four piece bathroom. Externally the property boasts an enclosed, spacious and low maintenance garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1539.10

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

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, laminate flooring, radiator, doors to sitting room, lounge and kitchen, stairs to first floor landing.

### Sitting Room 9' 9" x 13' 5" (2.97m x 4.10m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, ornate Victorian style fireplace.

### Lounge 11' 7" x 11' 3" (3.52m x 3.44m)

UPVC double glazed window to rear porch, plastered and papered walls, plastered ceiling, solid wood flooring, radiator, ornate Victorian style fireplace.

### Kitchen 11' 8" x 10' 1" (3.55m x 3.07m)

UPVC double glazed windows to side and rear, plastered and tiled walls, plastered ceiling, terra cotta tiled flooring, radiator, wall and base units with granite work tops, Belfast sink with mixer tap, space for gas range cooker and dining table, door to rear porch, opening to utility room.

### Rear Porch

UPVC double glazed window and door to rear garden, plastered and tiled walls, vinyl flooring.

### Utility Room 5' 2" x 7' 5" (1.58m x 2.26m)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, space for washing machine, tumble dryer and under the counter fridge.

### First Floor Landing

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

### Bathroom 12' 2" x 10' 0" (3.71m x 3.04m)

UPVC double glazed windows to side, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath, shower cubicle, door to fitted storage housing combi boiler.

### Bedroom One 12' 9" x 11' 0" (3.88m x 3.35m)

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

### Bedroom Two 8' 5" x 11' 0" (2.56m x 3.35m)

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

### Bedroom Three 9' 7" x 8' 1" (2.91m x 2.47m)

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

### Rear Garden

Enclosed and spacious rear garden laid with patio and stone chippings.



TOTAL FLOOR AREA: 1031 sq ft. (95.7 sq.m.) approx.

While 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 mis-statement. 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.  
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