





Oxford Street Treforest Pontypridd, CF37 1RU

# £124,950

- BAY FRONTED
- CLOSE TO TRAIN STATION
- DETACHED GARAGE
- CLOSE TO THE UNIVERSITY
- THREE BEDROOMS
- NO ONWARD CHAIN

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**Prime**Location







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# \*\* BAY FRONTED \* NO ONWARD CHAIN \* THREE BEDROOMS \* EXCELLENT TRANSPORT LINKS \*\*

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom, bay fronted, end of terrace property in Treforest. The property is well placed by being within close proximity to local transport links via Treforest Train Station. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, kitchen, rear lobby and bathroom. The first floor boasts a spacious landing area offering access to three well proportioned three bedrooms. Externally the property benefits from enclosed and gated gardens to the front and rear. Please contact Sell Right Estate Agents to book your viewing.

#### **Entrance Hallway**

Door to front, plastered walls, textured ceiling, carpet flooring, stairs to first floor landing, doors to lounge and dining room.

# Lounge 9' 9" x 11' 9" (2.96m x 3.58m)

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

**Dining Room** *11' 0" x 12' 10" (3.36m x 3.90m)* Plastered walls, textured ceiling, carpet flooring, radiator, entrance to kitchen.

## Kitchen 14' 4" x 7' 11" (4.38m x 2.41m)

UPVC double glazed door to rear garden, plastered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit, space for washing machine, fridge/freezer and cooker, door to lobby.

#### Lobby

Plastered and tiled walls, plastered ceiling, tiled flooring, doors to bathroom and built in storage.

#### WC

Low level WC, double glazed window to side, part tiling to walls, tiled flooring, painted walls and ceiling.

#### **Shower Room** 7' 10" x 5' 7" (2.38m x 1.71m)

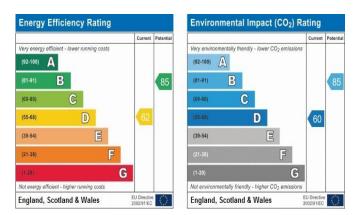
Windows to rear, tiled walls and flooring, pvc paneled ceiling, radiator, W.C, wash hand basin, shower cubicle, wall mounted boiler.

#### **First Floor Landing**

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

# Bedroom One 14' 2" x 8' 11" (4.31m x 2.71m)

UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator.



#### DISCLAIMER

**Bedroom Two** 10' 4" x 8' 8" (3.15m x 2.63m) UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

# **Bedroom Three** 8' 7" x 8' 0" (2.62m x 2.45m)

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

### **Front Aspect**

Path leading to front entrance and forecourt.

#### **Rear Garden**

Patio area with detached garage which can be accessed via a rear lane.



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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.