



Oxford Street

Trefoest Pontypridd, CF37 1RU

£124,950

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

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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.

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.

ROUND FLOOR

1ST FLOOR



Whilst 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		60
(21-38) F		
(1-20) G		60
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.