



Oak Street, Rhydyfelin Pontypridd CF37 5SB

welcome to

Oak Street, Rhydyfelin Pontypridd

We're delighted to offer for sale this wonderful family home, including an enviable plot and easy access to local shops and transport links. A Spacious End Of Terrace House With Generous Rooms And A Fantastic Position Near A Range Of Local Amenities!

Entrance Hall

Via front door, stairs to first floor and access to reception rooms

Reception Room One

Windows to front and rear aspect, feature fireplace

Reception Room Two

Window to front aspect, access to kitchen

Kitchen

Range of wall and base units, work surfaces, sink and drainer with mixer tap, oven and gas hob, storage cupboard, window to rear access and access to vestibule

Vestibule

Via kitchen, doors to rear garden and cloakroom

Ground Floor Cloakroom - W/C

With low level w/c and obscure window to side aspect

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

Windows to front and rear access, several cupboards and wardrobes

Bedroom Two

Window to front aspect, built in storage cupboard

Bedroom Three

Window to rear aspect

First Floor Wetroom

Three piece suite comprising; Shower, wash basin, low level w/c. Obscure window to rear aspect.

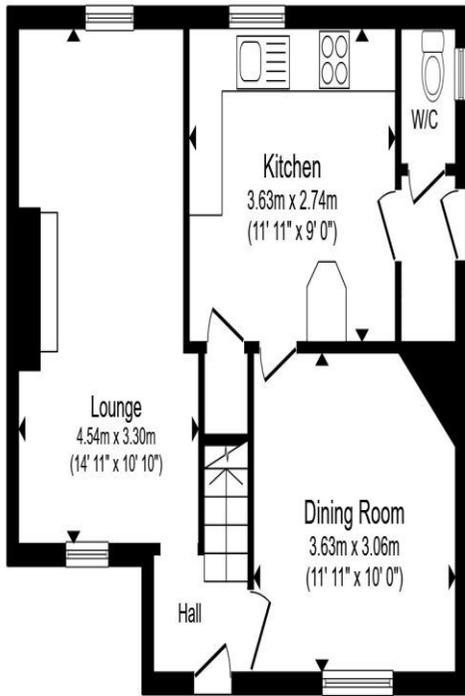
cupboard with gas boiler

Front Gardens

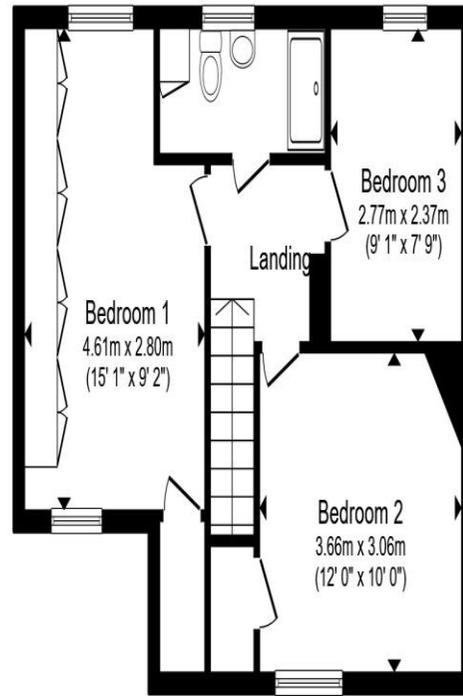
Via steps, areas of lawn and mature shrubbery, side access to rear garden

Rear Gardens

Areas of lawn, mature trees and shrubbery



Ground Floor



First Floor

Total floor area 91.7 m² (987 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Oak Street,
Rhydyfelin Pontypridd

- End Of Terrace House In A Sought-After Location
- Two Reception Rooms And Separate Kitchen
- Three Bedrooms
- First Floor Wetroom And Additional Ground Floor W/C
- Generous Plot, Including Wrap-Around Gardens Laid Partly To Lawn

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£175,000



view this property online allenandharris.co.uk/Property/TBG110802



Property Ref:
TBG110802 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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