

Heol Celyn, Church Village, Pontypridd. CF38 1RU

£132,000 Leasehold

FOR SALE

FIRST FLOOR FLAT / MAISONNETTE



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DYLAN DAVIES
Estate & Letting Agents

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PROPERTY DESCRIPTION

****NO ONWARD CHAIN - EARLY VIEWINGS ADVISED****

****A FIRST FLOOR APARTMENT with LOVELY REAR GARDEN & SPACIOUS ACCOMMODATION THROUGHOUT****

****A GREAT FIRST TIME BUY or EXCELLENT RENTAL INVESTMENT****

Dylan Davies are pleased to offer for sale this lovely 2 double bedroom first floor apartment in a sought after position in Church Village. The property is neatly positioned is located in a quiet spot, whilst being only a short walk to bus stops and a host of local amenities including supermarkets, doctors surgery, community centre, post office and hairdressers to name a few.

****COMBI BOILER****

****UPVC DOUBLE GLAZING****

Internally, the main entrance door is located to the side of the property with entrance hallway and stairs rising to the first floor landing where all rooms are accessed from. The large front facing lounge is light and airy and is big enough to accommodate a dining table. The kitchen / diner is also a great size and features an array of integral appliances and window with an elevated view looking over the rear garden, completing the accommodation are two double bedrooms (one to the front and one to the rear) with the main bedroom having full width fitted wardrobes. We also find a refitted bathroom with a large double shower - this could naturally be replaced with a bath by any prospective buyer.

Externally, the property offers a great sized and low maintenance rear garden making it a garden that can be used all year round.

The property currently has approximately 82 years remaining on the lease, but this could be extended once the property has been purchased and owned for 2 years.

Ground rent and service charges totalling £220 per year.

****A MUST SEE****

RCT Council tax band 'B' - £1,479.26

FEATURES

- NO CHAIN
- FIRST FLOOR APARTMENT
- GENEROUS REAR GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- SPACIOUS LOUNGE
- COMBI BOILER & UPVC DOUBLE GLAZING
- FITTED WARDROBES
- WALKING DISTANCE TO BUS STOPS, AMENITIES & SCHOOLS

SPACIOUS SOUTH FACING GARDEN



ROOM DESCRIPTIONS

GROUND FLOOR ENTRANCE

HALLWAY

3' 5" x 8' 4" (1.04m x 2.54m)

FIRST FLOOR

LANDING AREA

6' 2" x 7' 10" (1.88m x 2.39m)

LOUNGE / DINER

13' 2" x 15' 9" (4.01m x 4.80m)

KITCHEN / BREAKFAST ROOM

11' 4" x 13' 1" (3.45m x 3.99m)

BEDROOM ONE (with fitted wardrobes)

10' 10" x 13' 11" (3.30m x 4.24m)

BEDROOM TWO (with storage cupboard/wardrobe)

10' 1" x 10' 10" (3.07m x 3.30m)

BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m)

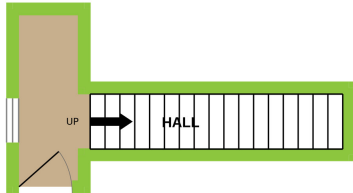
EXTERNAL

GENEROUS FLAT REAR GARDEN with OUTBUILDING

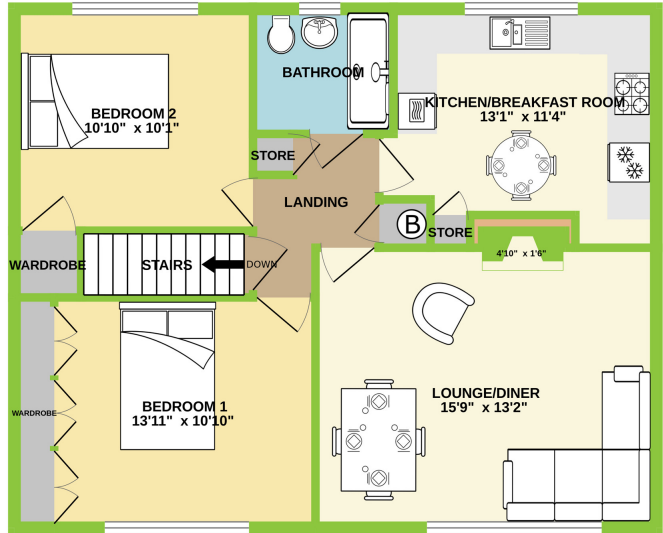


FLOORPLAN & EPC

GROUND FLOOR
65 sq.ft. approx.



1ST FLOOR
704 sq.ft. approx.



TOTAL FLOOR AREA : 769 sq.ft. approx.

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	