

2 bedroom link-detached house for sale, Graig-Yr-Helfa Road, Glyntaff, Pontypridd CF37



Location **Wales, Gwent**
<https://www.freedasz.co.uk/x-163727-z>

MAIN FEATURES: END OF LINK DWELLING LOUNGE KITCHEN / DINER UTILITY ROOM TWO BEDROOMS BATHROOM LARGE PATIO GARDEN UNFURNISHED LET CLOSE TO GLYNTAFF UNIVERSITY CAMPUS EASY ACCESS TO A470 FREEHOLD BOND & REFERENCES REQUIRED FOR RENTAL PLANNING PERMISSION FOR AN EXTENSION GARAGE AND ROOF TERRACE DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this traditionally built end of link dwelling with accommodation comprising of an entrance porch and hallway, one reception, a kitchen – diner, utility room, two bedrooms and a first floor bathroom. The property is located at Graig-Yr-Helfa Road which is just off the Glyntaff road junction with the A470 at Pontypridd. All amenities are close by, see map inlay below for local directions. THE ACCOMMODATION; Front and side patio garden, footpath leading to the rear garden, leaded light UPVC door giving access to the entrance porch, secondary door leading to the hallway with access to the lounge and kitchen, staircase to the first floor, side facing window, artex ceiling. LOUNGE; 15' x 11'2" (Into bay and at widest point) Front facing walk in bay window, feature fireplace, artex ceiling. KITCHEN – DINER; 12'7" x 8'2" Rear facing window, fitted base units finished with a marble effect worktop and ceramic wall tiling to the worktop area, single drainer, plumbing for an automatic washing machine, electric cooker point. UTILITY ROOM; 8'4" x 4'8" Rear facing exit door, gas cooker point, artex ceiling. FIRST FLOOR; Staircase with spindles and balustrading leading to the first floor landing, side facing window, access to both bedrooms and the bathroom. BEDROOM ONE; 14'2" x 9'4" Two front facing windows, recessed wardrobe area, artex ceiling. BEDROOM TWO; 10'4" x 10' Rear facing window, artex ceiling. BATHROOM; Comprising a three piece suite finished in pearl white, to include a bath, a wash hand basin and wc, ceramic tiled walls to the splash back areas, rear facing window, artex ceiling. EXTERIOR; Front, side and rear patio gardens. GENERAL NOTES; The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all tenants, prior to granting a tenancy. Please arrange for the appropriate identification to be provided, when asked. The property has gas central heating (not tested) and double glazing. The property is available from 01st October 2015 for sale or to let on an unfurnished basis. Planning permission has been granted for the construction of a two storey extension and garage with roof terrace, see plans overleaf and a copy of the planning permission is available for inspection at our Pontypridd office or via the RCT website under planning reference 11/0598/10. ASKING PRICE FOR SALE; 125, 000. TO RENT; 500 P/C/M. BOND 600. REFERENCING FEE; 150-00 Inc Vat (plus 30 per additional adult). VIEWING; Strictly accompanied viewing only via our Pontypridd.

01443 887945

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