



Treharne Flats, Holly Street, Rhydyfelin, Pontypridd

£110,000 Leasehold

Treharne Flats, Holly Street, Pontypridd, CF37 5DD

Description

A superb opportunity to buy this ground floor two bedroom flat close to near by Cardinal Newman school, located on Holly street Rhydyfelin. There is a private garden and an outbuilding , and ideally located for easy access to all amenities. The property benefits from being within walking distance to local amenities and bus links and Pontypridd Town Centre and the train station is a short drive away. Further benefits include good road links to Cardiff city centre as the M4 and A470 is only a short drive away making this an ideal spot for commuters.

The property comprises TWO double bedrooms, a fitted kitchen, spacious lounge, bathroom with shower over, double glazing, central heating with a combi boiler fitted. Rear garden. Viewing recommended.

The village is served by a group of local shops, there are a wide range of local organisations and sporting activities including rugby, football, bowls, tennis and ca local leisure centre. It is close by the Taff Trail, which runs from Brecon to Cardiff and is popular with cyclists.

The Accommodation comprises

Communal Entrance

Entered via the communal entrance with telephone entry system.

Front and rear access

Entrance Hall 5'6" x 15'1" (1.68m x 4.58m) [max]

Composite entrance door. Tiled flooring. Leading to both bedrooms, lounge, kitchen and bathroom, plus storage cupboard (located in



communal entrance).

Lounge/Diner 15'5" x 11'3" (4.69 x 3.44m) [max]

Double glazed window to rear with views over the garden allowing natural light into this relaxing space. A feature alcove has been created, which is the ideal spot for the TV. With television aerial point, telephone point, central heating radiator, and two alcoves. Laminate wood flooring and space for a dining room table too.

Kitchen 8'2" x 9'11" (2.50m x 3.02m)

Double glazed window overlooking the rear garden accessed via the hall way. Fitted with a range of base and wall units with complementary work surface over, sink and drainer, tiled splash backs, space for fridge and washing machine. And home to the combination boiler.

Master Bedroom 11'2" x 11'9" (3.40 x 3.59m)

A good size master bedroom with space for a king size bed, provides the perfect environment for a relaxed nights sleep, with ample space for all your storage needs. A central heating radiator, uPVC double glazed window to front, ample space for a double wardrobe with a chest of drawers and bedside table, power points and radiator. New Carpet flooring.

Bedroom Two 7'8" x 11'8" (2.33 x 3.56m)

Double glazed window to front. An ideal child's or guest bedroom, again with space for a double bed and space for storage. Central heating radiator, uPVC double glazed window to front. Power points, radiator. New Carpet flooring.

Bathroom 5'6" x 6'4" (1.68m x 1.92m)

Obscure double glazed window to rear, bath with electric shower over, W.C., wash hand basin with vanity cupboard below, partly tiled walls.

Tenure: Leasehold with 83 years on lease

Ground rent: £48 per month maintenance / ground

E P C C

Council Tax Band Band A

Council Tax Band: A (Rhondda Cynon Taf)

Tenure: Leasehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

Tenure

Leasehold

Floorplan -
Treharne Flats, Holly Street, Pontypridd, CF37 5DD

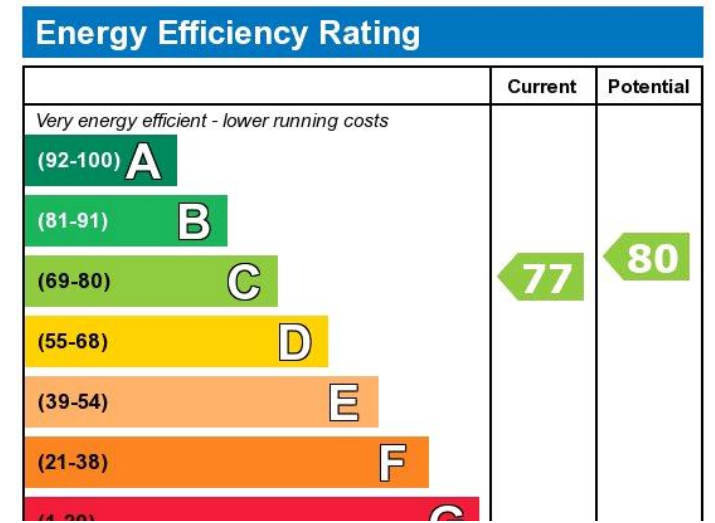


Room Dimensions

- Hall
5'6" x 15'1" (1.68m x 4.58m) [max]
- Kitchen
8'2" x 9'11" (2.50m x 3.02m)
- Lounge/Diner
15'5" x 11'3" (4.69 x 3.44m) [max]
- Master Bedroom
11'2" x 11'9" (3.40 x 3.59m)
- Bedroom Two
7'8" x 11'8" (2.33 x 3.56m)
- Bathroom
5'6" x 6'4" (1.68m x 1.92m)
- 58 sq metres 624 Sq Ft

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given.



Viewing by appointment only
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