



**Ann Street, Cilfynydd, Pontypridd, CF37 4EN**

**£130,000**



- No Onward Chain
- Perfect First-time-buy
- Investment Opportunity
- Downstairs Bathroom
- Modern Kitchen
- Extended to Rear
- EPC Rating G

# Description...

James Douglas are delighted to welcome this three bedroom mid terrace property onto the market. Being sold with no onward chain. Set in the popular area of Cilfynydd, Pontypridd. The perfect first-time-buy or buy-to-let investment. In brief terms the accommodation comprises of an entrance hallway, living/dining room, kitchen and wet room all on the ground floor. Upstairs there are two double bedrooms and a single bedroom. Mains gas fired central heating and double glazed throughout. On-street parking. A nice plot with tiered garden space. EPC D potential C. Council tax band B.

The village of Cilfynydd is within a seven minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Cilfynydd Primary School & Craig-Yr-Hesg Primary with the local comprehensive being Pontypridd High School. There are also a useful mainline railway stations in Pontypridd town centre and Abercynon South Station. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance. Viewings are thoroughly recommended.

## Additional Information

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Tenure: Freehold

EPC: D

Council Tax Band: B

# Accommodation...

- Hallway
- Living/Dining Room
- Kitchen
- Wet Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions





# Floorplan

GROUND FLOOR  
605 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (30.9 sq.m.) approx.



3 BED TERRACE

TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any errors, omissions 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 Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	