



Pen-Y-Darren Close, Pontypridd, , CF37 2ES

£260,000



- Three Bedrooms
- Off-Road Parking and Garage
- No Onward Chain
- South-East Facing
- Fantastic Views
- Modern Kitchen
- Cul-De-Sac Location
- Extended to Rear
- EPC Rating G

Description...

James Douglas are delighted to welcome this extended three bedroom semi-detached property onto the market, being sold with no onward chain and in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize or for those looking to downsize. Whilst the property is already extended to the rear, there would be scope to extend further (STP) and is noticeable by looking at some of the properties close-by. In brief terms the accommodation comprises an entrance hallway, living room, dining room and kitchen all on the ground floor. Upstairs there are two double bedrooms, a single bedroom, shower room and en-suite to bedroom one. Mains gas fired central heating and double glazed throughout. Driveway parking and a detached garage. A level rear garden with easy to maintain, low-maintenance space. EPC - TBC. Council tax band C.

****POTENTIAL TO EXTEND - STPP****

****NO ONWARD CHAIN****

****VIDEO TOUR AVAILABLE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GRAIGWEN, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

The Whiterock estate is within a few minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway in Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

EPC: To follow

Council Tax Band: C

Accommodation...

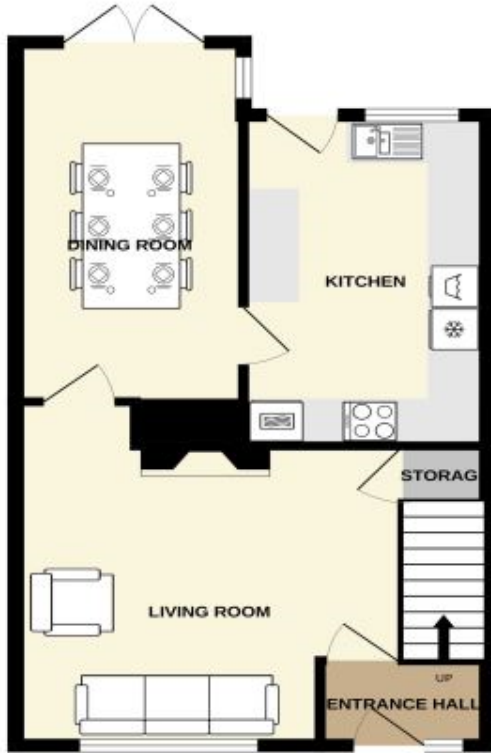
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- En-Suite
- Shower Room
- Outside
- Directions



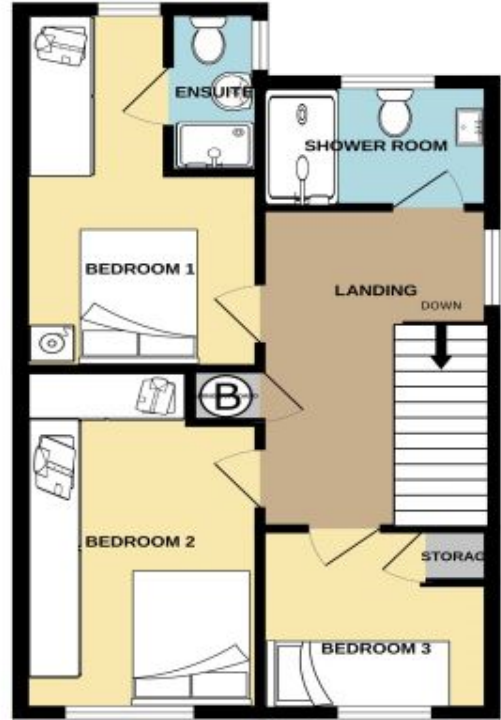


Floorplan

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



3 BED-SEMI DETACHED

TOTAL FLOOR AREA : 956 sq.ft. (88.8 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 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 Rating

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		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	