



Mountain Ash Road, Abercynon, Mountain Ash, CF45 4PU

£155,000



- Excellent Location
- Generous Living Space
- Modern Bathroom
- Close To Local Amenities
- Superb Family Home
- No Onward Chain
- Ideal First Time Buy
- Pristine & Immaculate
- EPC Rating D

Description...

James Douglas are delighted to welcome this renovated three bedroom terrace property onto the market and in the popular area of Abercynon, Mountain Ash. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize or for those looking to downsize. This property is located close to the town centre with beautiful views to the front. In brief terms the accommodation comprises an entrance hallway, open plan living/dining room and kitchen all on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Mains gas fired central heating and double glazed throughout. On-street parking. An easy to maintain, low-maintenance garden space. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****EXCELLENT CONDITION THROUGHOUT****

****VIDEO TOUR AVAILABLE****

Mountain Ash Road is within a nine minutes drive of Pontypridd town centre and within a minutes drive of Abercynon town centre of which both include a wide range of shops and sporting and recreational facilities. The local primary schools are Abercynon Community Primary School & Ysgol Gymraeg Abercynon with the local comprehensive being Pontypridd High School. There are also useful mainline railway stations in Pontypridd & Abercynon town centres. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

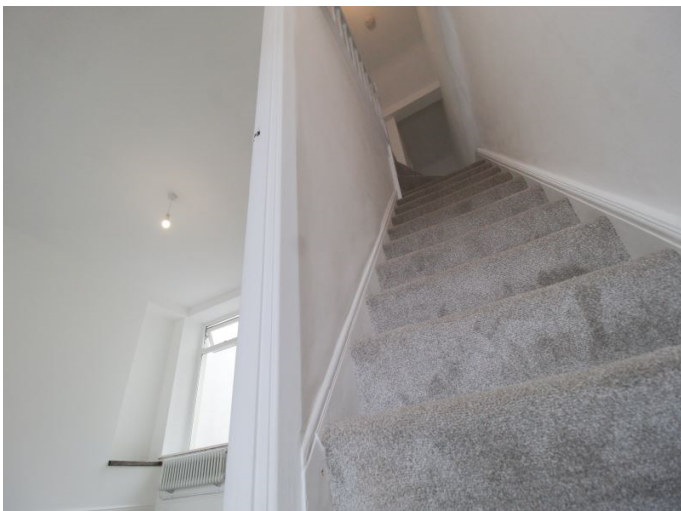
Tenure: Freehold

EPC: D

Council Tax Band: B

Accommodation...

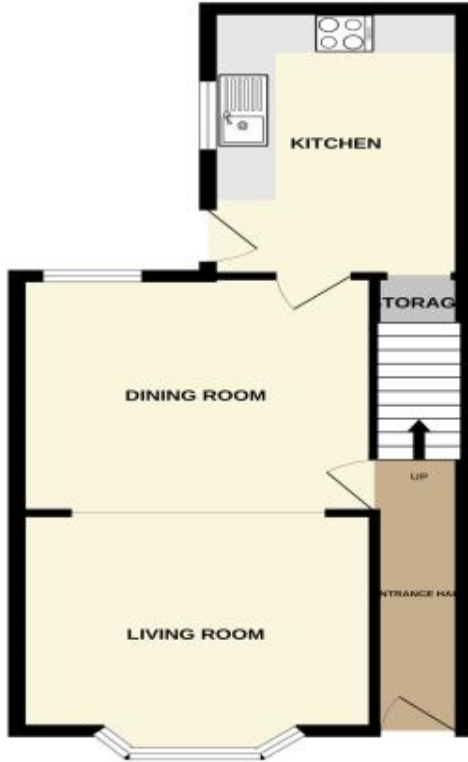
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



3 BED TERRACE
TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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, appliances 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	
	Potential
Very energy efficient - lower running costs	
92- A	
81-91 B	87
69-80 C	
55-68 D	61
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC