



Ynys Hir, Coed Y Cwm, Pontypridd, CF37 3JF

£150,000



- Ideal First Time Buy
- Cul-De-Sac Location
- Off-Road Parking
- Well Presented Throughout
- Modern Bathroom
- West-facing Garden
- Excellent Location
- Modern Fitted Kitchen
- EPC Rating D

Description...

James Douglas are delighted to welcome this two bedroom mid terrace property to the market. Set in the ever popular area of Coed-Y-Cwm, Pontypridd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises of an entrance porch, living/dining room and kitchen/breakfast room on the ground floor. Upstairs there are two bedrooms and a separate family bathroom with shower over bath. Mains gas fired central heating and UPVC double glazed windows and doors throughout. Off-road parking. A good sized plot with tiered garden space. EPC D potential B. Council tax band B.

****UPDATED AND MODERNIZED THROUGHOUT****

****PERFECT FIRST-TIME-BUY, INVESTMENT OR DOWNSIZE OPPORTUNITY****

****OFF-ROAD PARKING****

The Coed-Y-Cwm estate 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 Craig-Yr-Hesg Primary & Cefn 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. Viewings are thoroughly recommended.

Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: B

Accommodation...

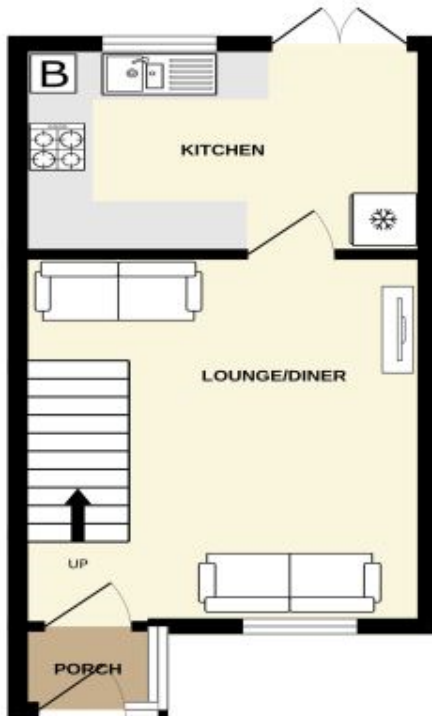
- Entrance Porch
- Living/Dining Room
- Kitchen/Breakfast Room
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions



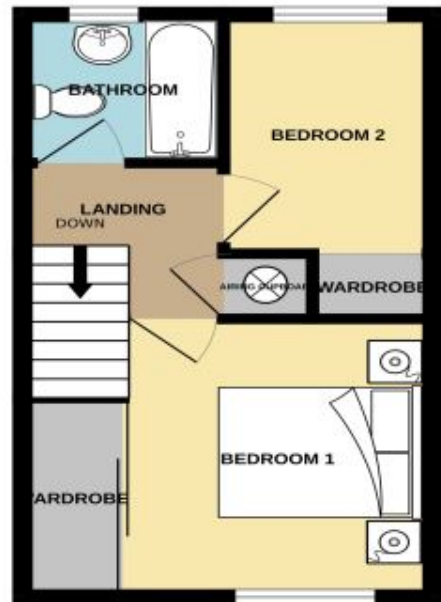


Floorplan

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



2 BED TERRACE

TOTAL FLOOR AREA: 520 sq.ft. (48.3 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

