



Whiterock Close, Graigwen, Pontypridd, CF37 2EN

£315,000



- **Detached Garage**
- **Excellent Location**
- **Dormer Bungalow**
- **Fantastic Views**
- **Large Lounge**
- **Rare Opportunity**
- **Off-Road Parking and Garage**
- **Landscaped Garden**
- **No Onward Chain**
- **Superb Family**

Description...

James Douglas are delighted to welcome this three bedroom semi-detached dormer bungalow 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. In brief terms the accommodation comprises an entrance hallway, 26ft long living room, 21ft wide kitchen/diner, bathroom and bedroom three/office all on the ground floor. Upstairs there are two good sized double bedrooms. Mains gas fired central heating and double glazed throughout. Driveway parking for multiple vehicles and a detached garage. A tiered plot with beautiful, mature garden space and rear access to Graigwen woods. Potential to extend (STP) EPC - TBC. Council tax band D.

****NO ONWARD CHAIN****

****EXTENDED TO REAR****

****POTENTIAL TO CREATE EXTRA BEDROOMS****

****VIDEO TOUR AVAILABLE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW - 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

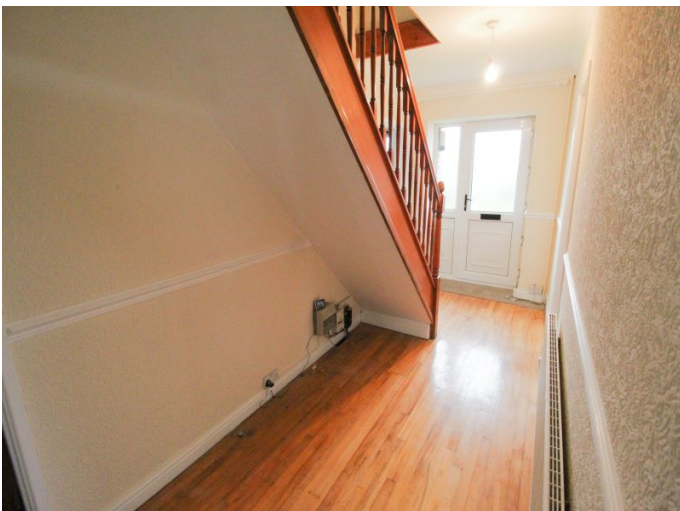
Tenure: Freehold

EPC: To follow

Council Tax Band: D

Accommodation...

- Entrance Hallway
- Living Room
- Bedroom Three/Office
- Bathroom
- Kitchen/Diner
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Garage
- Outside
- Directions



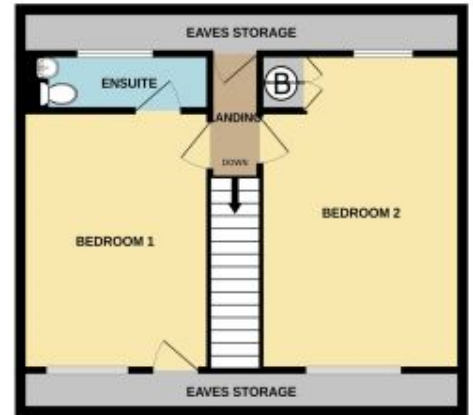


Floorplan

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



THREE BEDROOM SEMI DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 1560 sq.ft. (145.0 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- 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		