

Tyfica Road, Graigwen, Pontypridd, CF37 2DB
£395,000



- Three En-suites
- Four Double Bedrooms
- Rare Opportunity
- Generous Living Space
- No Onward Chain
- Modern Throughout
- Excellent Location
- Walking Distance to Town Centre

Description...

James Douglas are thrilled to welcome this beautiful four double bedroom end of terrace character property to the market. Being sold with no onward chain. Set in the ever popular area of Graigwen, Pontypridd. The perfect purchase for someone looking to upsize and find something truly unique. In brief terms the accommodation comprises of an entrance hallway/kitchen, living/dining room, study and shower room all on the ground floor. Upstairs there is a split level bathroom and three double bedrooms follow, two of them with en-suites. The main bedroom and en-suite is located in the loft room on the second floor. Mains gas fired central heating and UPVC double glazed throughout. On-street parking to the front. A one tier, low maintenance plot with lawn and patio garden space to the front and rear. EPC - TBC. Council tax band E.

****NO ONWARD CHAIN****

****RARE OPPORTUNITY TO PURCHASE THIS BEAUTIFUL CHARACTER PROPERTY****

****21FT LONG LIVING/DINING ROOM**27FT WIDE MAIN BEDROOM****

****STUNNING VIEWS TO FRONT****

****VIDEO TOUR AVAILABLE****

Tyfca Road, Graigwen is within walking distance of Pontypridd town centre or within a couple of minutes drive. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary School & Ysgol G.G. Evan James with the local high school being Pontypridd High School. There is a useful mainline railway station 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: TBC
Council Tax Band: E

Accommodation...

- Entrance Hallway
 - Kitchen
 - Shower Room
 - Living/Dining Room
 - Study
 - Landing
 - Split Level Bathroom
- Bedroom Two
 - En-Suite
 - Bedroom Three
 - En-Suite
 - Bedroom Four
 - Bedroom One
 - En-Suite
 - Outside





Floorplan

GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



FOUR BEDROOM END OF TERRACE

TOTAL FLOOR AREA : 1854 sq.ft. (172.2 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
Very energy efficient - lower running costs		
92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC