



**Stow Hill, Treforest, Pontypridd, CF37 1RZ**

**£150,000**



- **Generous Living Space**
- **South-Facing Garden**
- **Modern Kitchen**
- **Combi Boiler**
- **Walking Distance to**
- **University of South Wales**
- **Extended**
- **No Onward Chain**
- **Close To Local Amenities**
- **EPC Rating D**

# Description...

James Douglas are delighted to welcome this four bedroom terrace property to the market. Set in the popular student location Stow Hill, Treforest. The perfect investment for any landlord or for someone looking to upsize. In brief terms the accommodation comprises an entrance porch, hallway, living room, one double bedroom, dining room and kitchen on the ground floor. Upstairs there are two double bedrooms, a single bedroom, bathroom and a storage room. Mains gas fired central heating and double glazed windows throughout. A decent sized plot with easy to maintain garden space. EPC D potential C. Council tax band C.

**\*\*VIDEO TOUR AVAILABLE\*\***

**\*\*TENANTS IN SITU\*\* COULD BE SOLD AS AN INVESTMENT OR SIX MONTHS NOTICE FOR VACANT POSSESSION\*\***

**\*\*NO ONWARD CHAIN\*\***

Stow Hill is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Stow Hill is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and 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

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Tenure: Freehold

EPC: D

Council Tax Band: C

# Accommodation...

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





# Floorplan

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



FOUR BEDROOM TERRACE

TOTAL FLOOR AREA: 993 sq.ft. (92.2 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 details 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.  
Made with AutoCAD 2003



# Energy Rating

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| 92- A  |                         |         |           |
| 81-91 B  |                         |         |           |
| 69-80 C  |                         |         | 78        |
| 55-68 D  | 60                      |         |           |
| 39-54 E  |                         |         |           |
| 21-38 F  |                         |         |           |
| 1-20 G   |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |