



Ynyslyn Road, Rhydyfelin, Pontypridd, CF37 5AR

£250,000



- **Pristine & Immaculate**
- **Combi Boiler**
- **Close To Local Amenities**
- **Generous Living Space**
- **South-Facing Garden**
- **Underfloor Heating**
- **Excellent Location**
- **Superb Family Home**
- **EPC Rating C**

Description...

James Douglas are delighted to welcome this three double bedroom terrace property with loft room/en-suite to the market. There is potential to extend (STP). Set in the popular area of Rhydyfelin, Pontypridd. The perfect first-time-buy, investment or for someone looking to upsize. In brief terms the accommodation comprises of an entrance hallway, living/dining room and kitchen/diner on the ground floor. Upstairs there are three double bedrooms, family bathroom and a loft room/en-suite on the second floor. Mains gas fired central heating and double glazed throughout. Off-road parking. A level plot with a mixture of patio and lawn garden space. EPC C potential B. Council tax band B.

****TO INCLUDE MADE TO MEASURE BLINDS, LIGHT FITTINGS AND FLOORING****

****SUMMERHOUSE AND OUTBUILDINGS INCLUDING WORKING WC****

****EASY ACCESS ONTO A470/M4 CORRIDOR****

Ynyslyn Road, Rhydyfelin is within walking distance of the local village shops or within eight minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Heol-Y-Celyn Primary School & Hawthorn Primary School with the local high schools being Cardinal Newman R.C. Comprehensive School and Hawthorn High School. 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

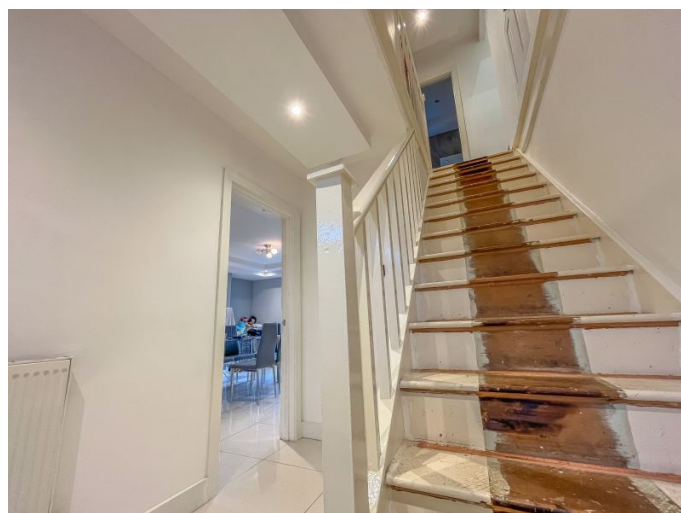
Tenure: Freehold

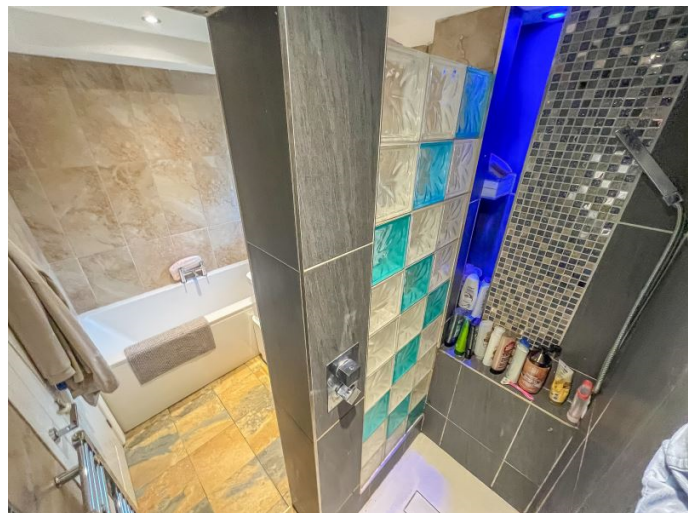
EPC: C

Council Tax Band: B

Accommodation...

- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Loft Room
- En-Suite
- Outside
- Directions





Floorplan

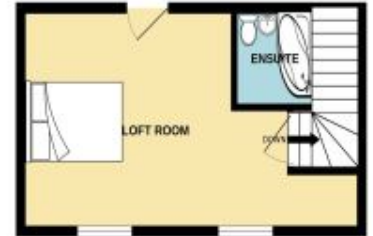
GROUND FLOOR
486 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



THREE BEDROOM TERRACE WITH LOFT ROOM/EN-SUITE

TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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.
Made with Metropix ©2023



Energy Rating

