



Pantygraigwen Road, Pantygraigwen, Pontypridd, CF37

2RR



- Very Well-Presented
- Combi Boiler
- Four Double Bedrooms
- Downstairs WC
- Modern Fitted Kitchen
- Two Reception Rooms
- Superb Family Home
- Walking Distance to Town Centre
- EPC Rating E

Description...

James Douglas are thrilled to welcome this beautifully presented extended four double bedroom end of terrace property to the market. Set in the ever popular area of Pantygraigwen, Pontypridd. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises of an entrance hallway, living room, dining room, kitchen and WC on the ground floor. Upstairs there are four double bedrooms, en-suite to master and a main bathroom. Mains gas fired central heating and UPVC double glazed throughout. On-street parking. A tiered, low maintenance plot with south-west facing garden space. EPC E potential C. Council tax band C.

****STUNNING VIEWS TO REAR****

****NEW COMBI BOILER - 2019**MOST OF THE WINDOWS AND DOORS REPLACED IN JULY 2020****

****NEW KITCHEN 2023 - SOME WHITE GOODS ARE NEGOTIABLE****

****DOWNSTAIRS FLOORING RENEWED 2022****

Pantygraigwen Road, Pantygraigwen 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: E

Council Tax Band: C

Accommodation...

- Entrance Hallway
- Downstairs WC
- Kitchen
- Dining Room
- Living Room
- Landing
- Bedroom One
- En-Suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Directions



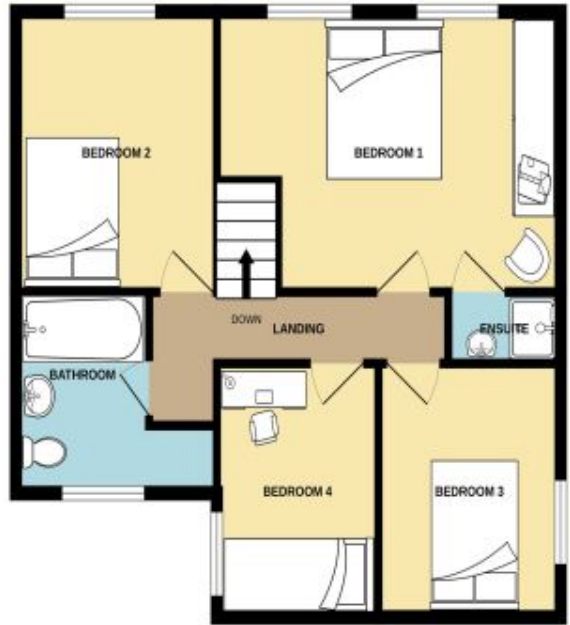


Floorplan

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



FOUR BEDROOM END OF TERRACE

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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

