



Cliff Terrace, Treforest, Pontypridd, CF37 1RF

£140,000



- Ideal First Time Buy
- No Onward Chain
- Two Reception Rooms
- Three Bedrooms
- Three Storey
- Mid Terrace
- EPC Rating E

# Description...

A deceptively spacious 3-bedroom, 3-storey mid-terraced property located in the heart of Treforest. Positioned just a short stroll away from the University of South Wales, Treforest campus, this residence offers convenient access to a variety of amenities including shops, restaurants, and Treforest train station.

Ideal for both first-time buyers and investors, this property is being offered for sale with no onward chain and will be vacant on possession. Briefly comprising entrance hall with two generous reception rooms on the entry level. A well-appointed kitchen and bathroom featuring a separate shower cubicle can be found on the basement level, providing practical and functional spaces. Three well proportioned bedrooms are accessible off the first floor landing.

A relatively private garden can be found to the rear of the property with on street parking to the front. This home is an excellent opportunity for those seeking a home that blends comfort and convenience with accessibility.

With its prime location and impressive features, we highly recommend scheduling a viewing to fully appreciate the charm and potential this property has to offer.

## Additional Information

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Tenure: Freehold

EPC Rating: E

Council Tax Band: B

# Accommodation...

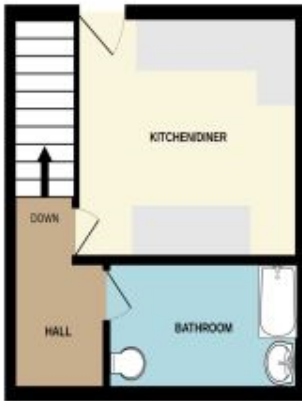
- Front of Property
- Entrance Hallway
- Reception Room One
- Reception Room Two
- Kitchen/Diner
- Basement Level Bathroom
- Bedroom One
- Bedroom Two
- Bedroom Three





# Floorplan

**BASEMENT**  
218 sq.ft. (20.3 sq.m.) approx.



**GROUND FLOOR**  
325 sq.ft. (30.2 sq.m.) approx.



**1ST FLOOR**  
309 sq.ft. (28.7 sq.m.) approx.



**THREE BEDROOM THREE STOREY TERRACE**

**TOTAL FLOOR AREA : 852 sq.ft. (79.2 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
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			79
(55-68) D		53	
(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		