



Llanover Road, Pontypridd, , CF37 4DY

£160,000



- Close To Local Amenities
- Ideal First Time Buy
- Superb Family Home
- Excellent Location
- South-East Facing
- Well Presented Throughout
- Modern Throughout
- Combi Boiler
- EPC Rating D

Description...

James Douglas are delighted to welcome this delightful three bedroom terrace with loft room property to the market. Set in the ever popular area of Pontypridd, near The Common/Cilfynydd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen and bathroom on the ground floor. First floor, there are two double bedrooms and one single bedroom. Second floor, we have a loft room. Mains gas fired central heating and double glazed throughout. On-street parking. A level, decked garden space. EPC D potential B. Council tax band B.

****NEW WINDOWS AND DOORS 2022****

****LOFT CONVERTED 2019****

****3D WALK THROUGH AVAILABLE****

Llanover Road, Pontypridd 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 Coedpenmaen County Primary School & Trallwng Primary School 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

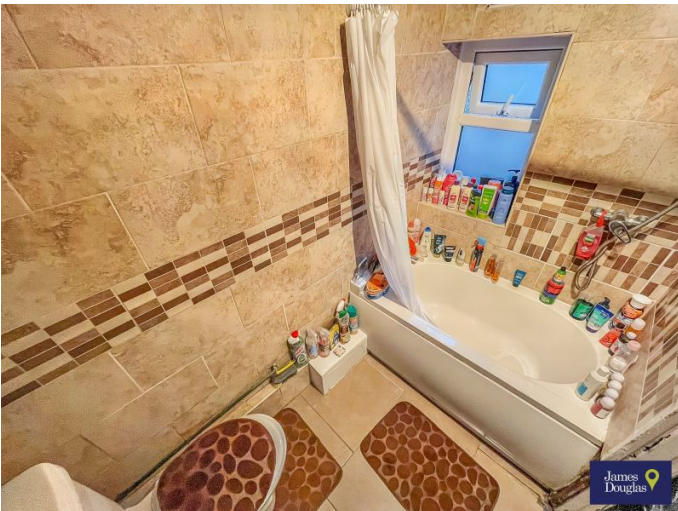
EPC: D

Council Tax Band: B

Accommodation...

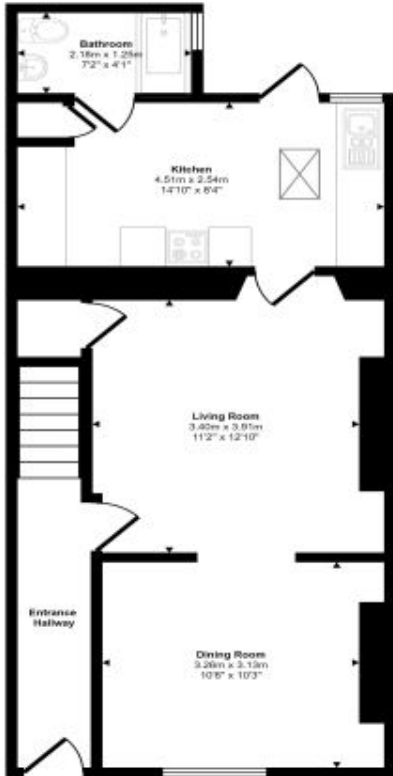
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Loft Room
- Outside
- Directions



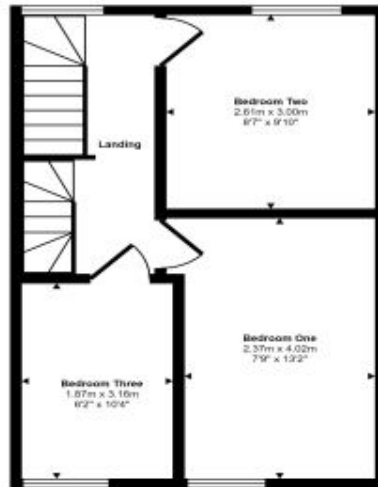


Floorplan

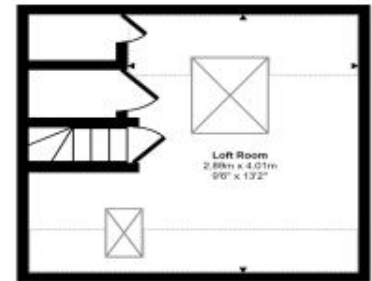
Approx Gross Internal Area
99 sq m / 1068 sq ft




Ground Floor
Approx 50 sq m / 543 sq ft



First Floor
Approx 32 sq m / 344 sq ft



Second Floor
Approx 17 sq m / 181 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	