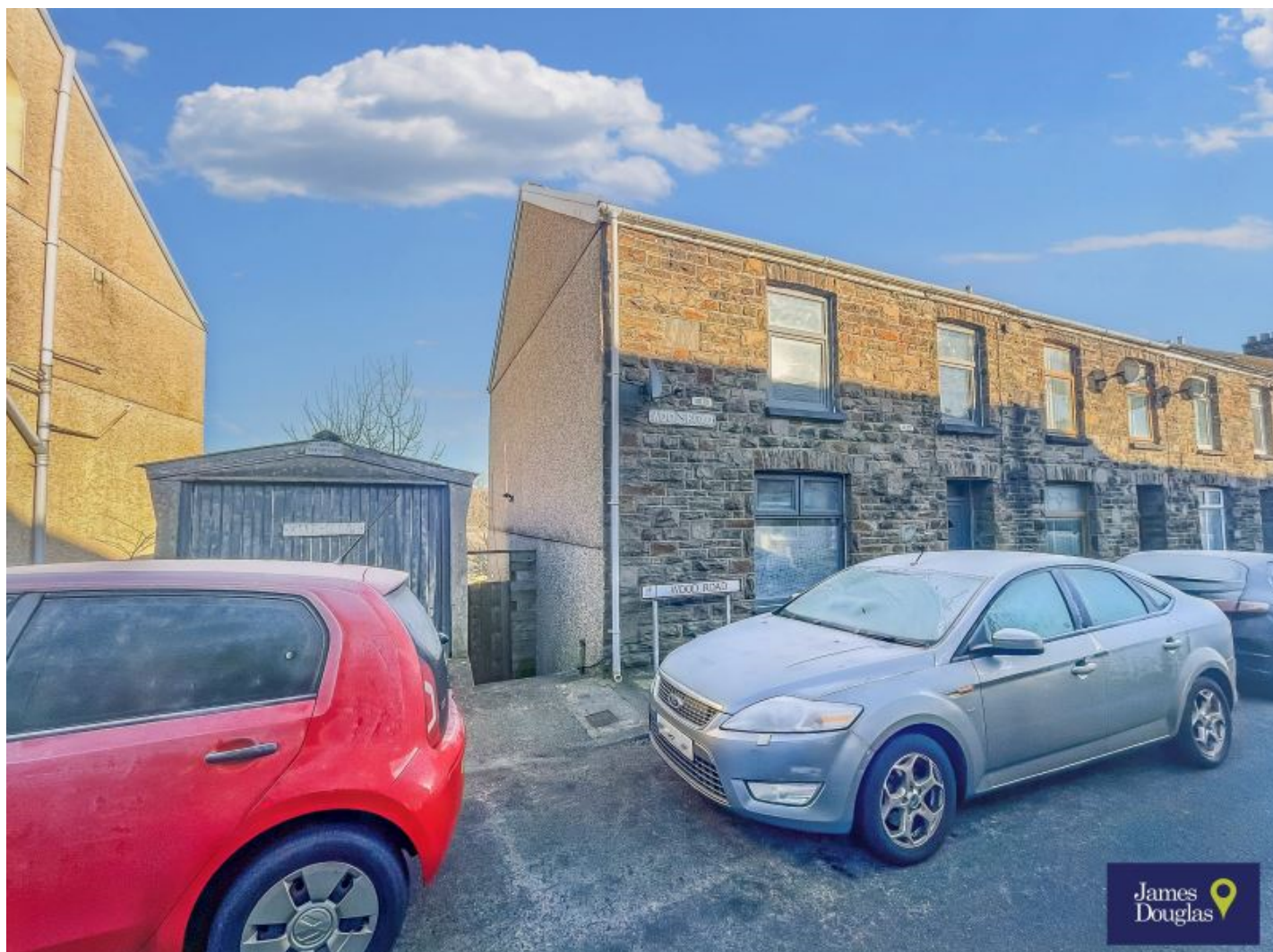




Wood Road, Treforest, Pontypridd, CF37 1RG

£200,000



- **Fantastic Views**
- **Detached Garage**
- **No Onward Chain**
- **Well Presented Throughout**
- **Combi Boiler**
- **Refurbished Throughout**
- **Three Double Bedrooms**
- **Close To Local Amenities**
- **EPC Rating TBC**

Description...

James Douglas are delighted to welcome this three double bedroom (former five bedroom HMO) end of terrace property to the market. Set in the popular location of Wood Road, Treforest. The perfect property for any first-time-buyer or someone looking to upsize. In brief terms the accommodation comprises an entrance hallway, living room and sitting room on the ground floor. Upstairs there are three double bedrooms. Basement level, there is a shower room, WC and kitchen/diner. Mains gas fired central heating and double glazed windows throughout. A decent sized plot with a great sized rear garden and a detached garage. EPC TBC. Council tax band D.

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

****FULLY DAMP PROOFED THROUGHOUT****

****NEW CENTRAL HEATING 2021****

****NO ONWARD CHAIN****

Wood Road 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. Most importantly for any prospective landlord, Wood Road 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

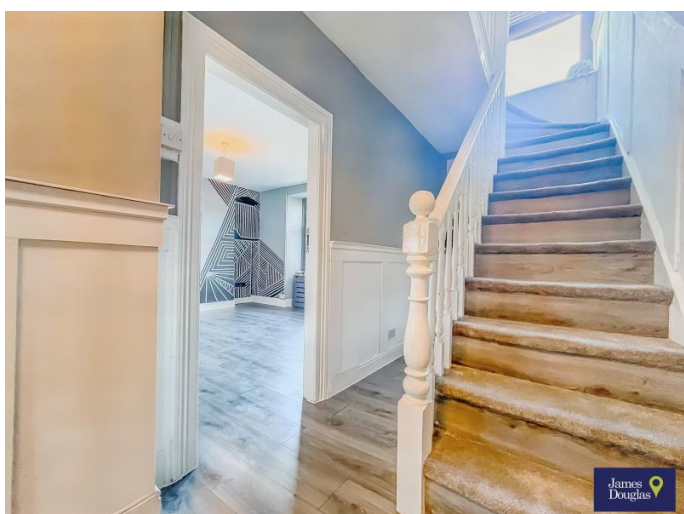
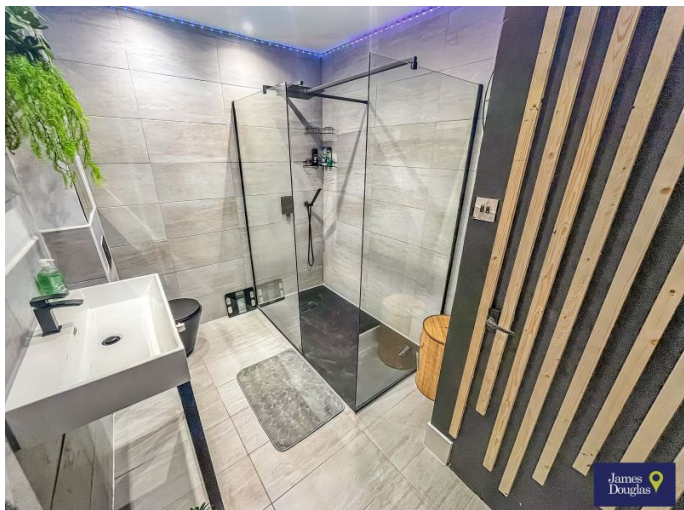
Tenure: Freehold

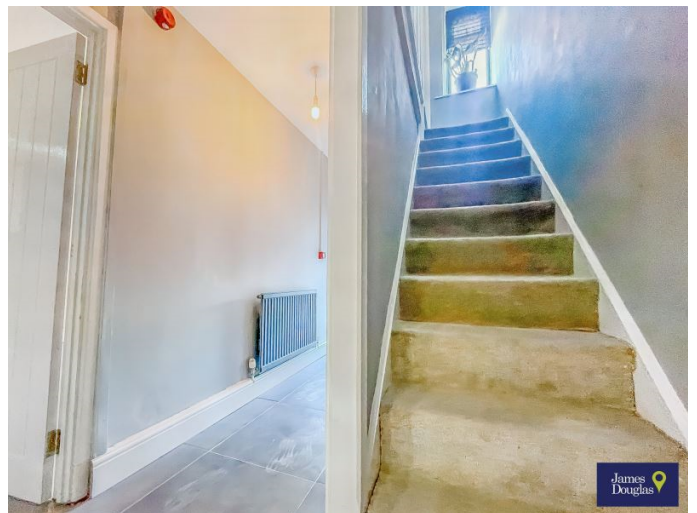
EPC: TBC

Council Tax Band: D

Accommodation...

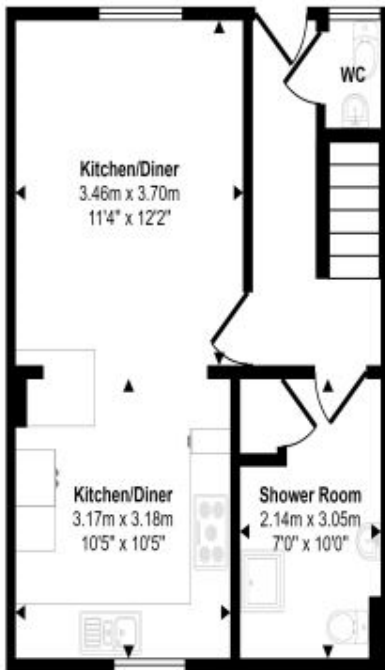
- Entrance Hallway
- Living Room
- Sitting Room
- Basement Hallway
- Shower Room
- WC
- Kitchen/Diner
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



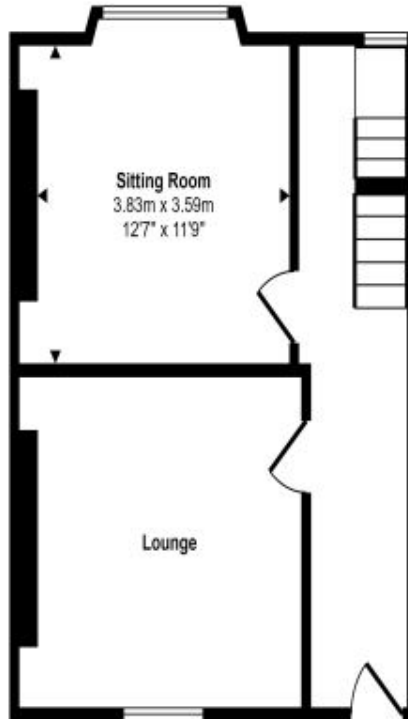


Floorplan

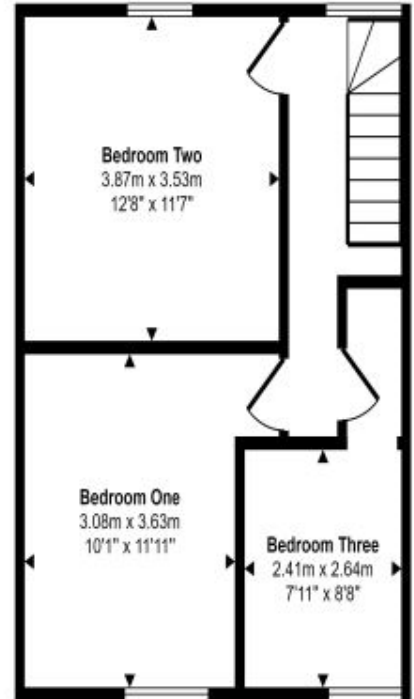
Approx Gross Internal Area
124 sq m / 1336 sq ft



Lower Ground Floor
Approx 39 sq m / 415 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 42 sq m / 450 sq ft

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		