



**Highfield Terrace, Graigwen, Pontypridd, CF37 2HP**

**£450,000**



- Close To Local Amenities
- Four Double Bedrooms
- Off-Road Parking and Garage
- Modern Throughout
- Detached Family Home
- Pristine & Immaculate
- Rare Opportunity
- Modern Fitted Kitchen
- Excellent

# Description...

James Douglas are thrilled to welcome this four bedroom detached property to the market, being set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any prospective buyer. A truly unique and immaculately presented family home. In brief terms the accommodation comprises an entrance porch, hallway, living room/dining room, kitchen/breakfast room, utility room and garden room all on the ground floor. Upstairs there is a split level bathroom and four good sized bedrooms on the first floor. Bedroom two has the addition of an en-suite. Mains gas fired central heating and UPVC double glazed throughout. Driveway parking for multiple vehicles and a detached garage. A mostly level rear plot with beautiful, mature garden space with further land to front. Potential to extend further (STP) EPC C potential C. Council tax band E.

**\*\*NEW ROOF - OCTOBER 2018\*\***

**\*\*EXTENDED TO REAR\*\*GARDEN ROOM\*\***

**\*\*VIDEO TOUR AVAILABLE\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GRAIGWEN, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*SOUTH-EAST FACING REAR GARDEN SPACE\*\***

**\*\*FANTASTIC PANORAMIC VIEWS OF PONTYPRIDD\*\***

**\*\*PRISTINE AND IMMACULATE CONDITION THROUGHOUT\*\***

Highfield Terrace is within a minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway 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

-----

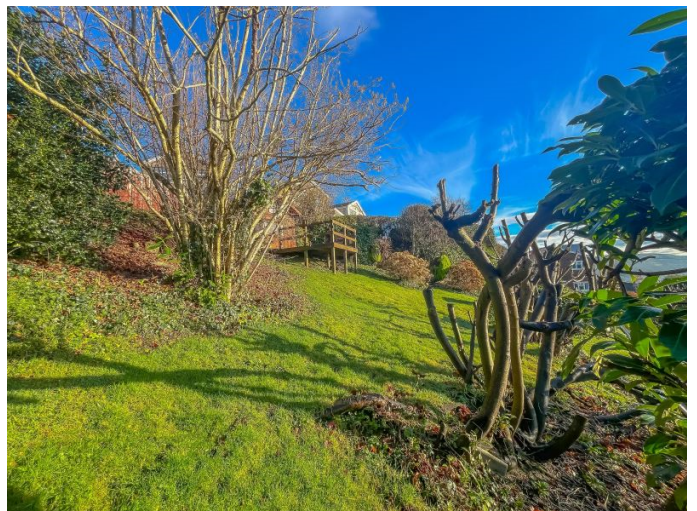
Tenure: Freehold

EPC: C

Council Tax Band: E

# Accommodation...

- Entrance Porch
- Entrance Hallway
- Lounge
- Kitchen/Breakfast Room
- Utility
- Garden Room
- Split Level Bathroom
- Landing
- Bedroom One
- Bedroom Two
- En-suite
- Bedroom Three
- Bedroom Four
- Outside
- Directions



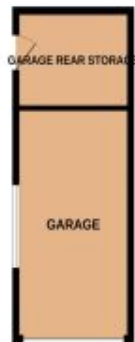


# Floorplan

GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



## FOUR BEDROOM DETACHED

TOTAL FLOOR AREA: 1925 sq.ft. (178.8 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

