



Cliff Terrace, Treforest, Pontypridd, CF37 1RF

£130,000



- **Three Bedrooms**
- **Mid Terrace**
- **Investment Opportunity**
- **Combi Boiler**
- **Three Storey**
- **No Onward Chain**
- **Modernisation Required**
- **Close To Local Amenities**
- **EPC Rating D**

Description...

James Douglas are delighted to welcome this three bedroom terrace property to the market. Set in the popular location of Cliff Terrace Road, Treforest. The perfect investment for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living room and sitting room on the ground floor. Basement level, there is a kitchen/diner and a bathroom. Upstairs there are three bedrooms. Mains gas fired central heating and double glazed windows throughout. A decent sized plot with decked rear garden space. EPC D potential B. Council tax band B.

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

****RENOVATION WORKS NEEDED TO MAKE IT YOUR OWN****

****NO ONWARD CHAIN****

Cliff Terrace 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: D

Council Tax Band: B

Accommodation...

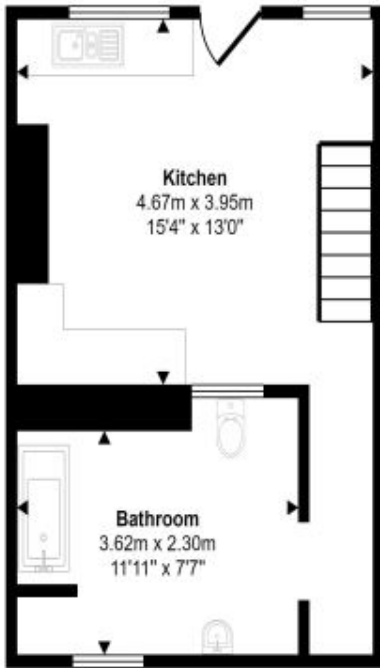
- Entrance Hallway
- Living Room
- Sitting Room
- Kitchen/Diner
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



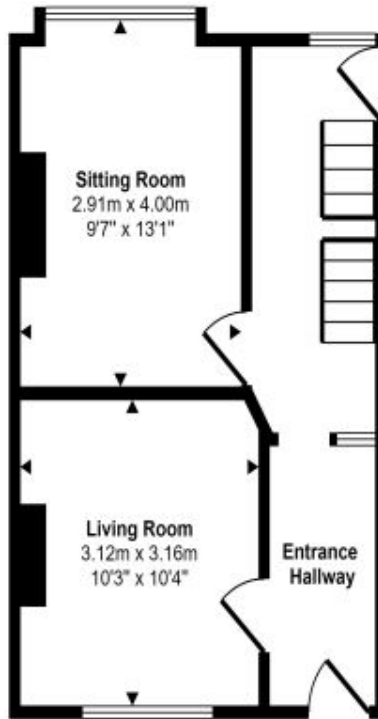


Floorplan

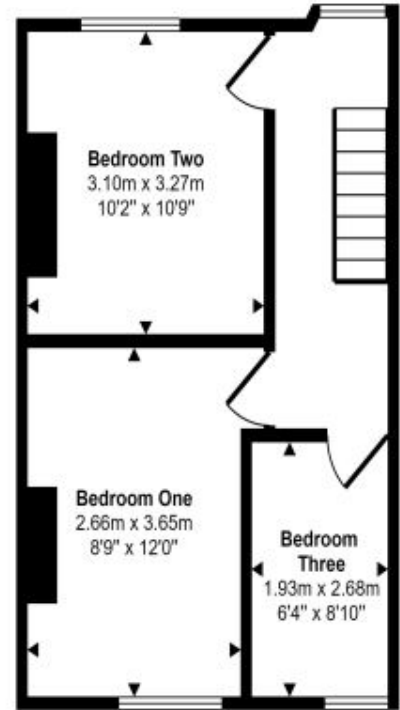
Approx Gross Internal Area
99 sq m / 1064 sq ft



Lower Ground Floor
Approx 32 sq m / 340 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 34 sq m / 363 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			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		