



**Hillside View, Graig, Pontypridd, CF37 2LF**

**£160,000**



- Two Double Bedrooms
- Ideal First Time Buy
- Close To Local Amenities
- Excellent Location
- Fantastic Views
- Combi Boiler
- Modernised & Refurbished
- Spacious Open Plan Lounge/Kitchen
- EPC Rating D

# Description...

James Douglas are delighted to welcome this three storey, two double bedroom townhouse property to the market, set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize or for those looking to downsize. In brief terms the accommodation comprises an entrance hallway, converted garage/music room on the ground floor. First floor, there are is a fantastic open-plan lounge/kitchen with rear access to the garden. Second floor, there are two double bedrooms and a family bathroom. Mains gas fired central heating and double glazed throughout. Off-road driveway parking. A tiered rear garden plot. EPC D potential B. Council tax band B.

**\*\*SPECTACULOR PANORAMIC VIEWS\*\***

**\*\*POTENTIAL TO CREATE EN-SUITE TO MASTER BEDROOM - PLUMBING/WIRING IN PLACE TO DO SO\*\***

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

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

Hillside View, Graigwen is within a few minute 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

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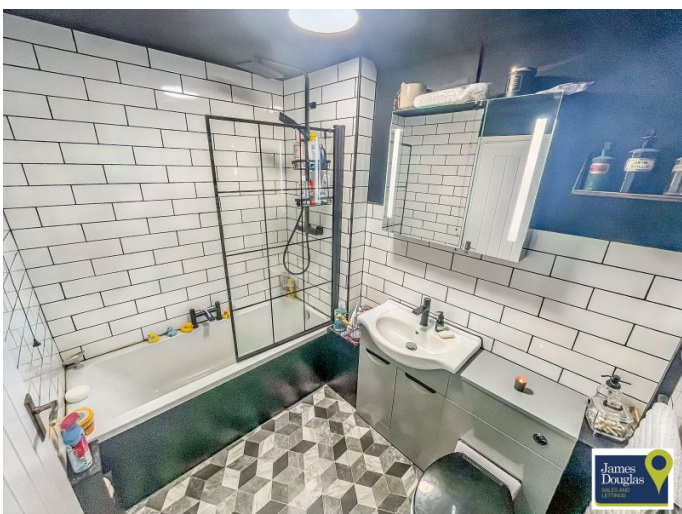
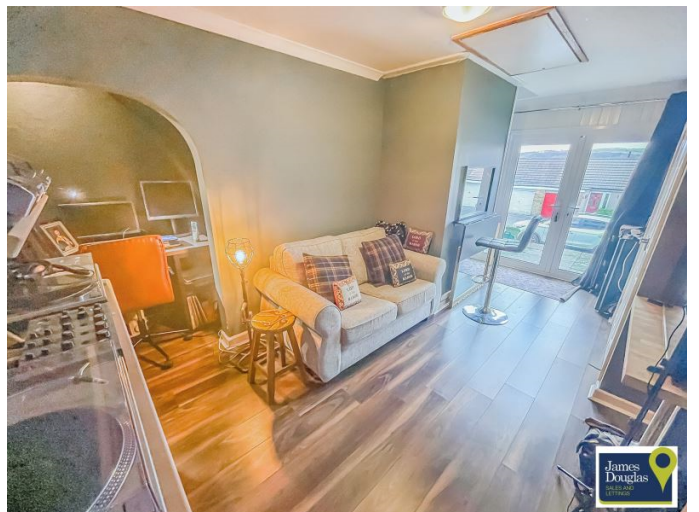
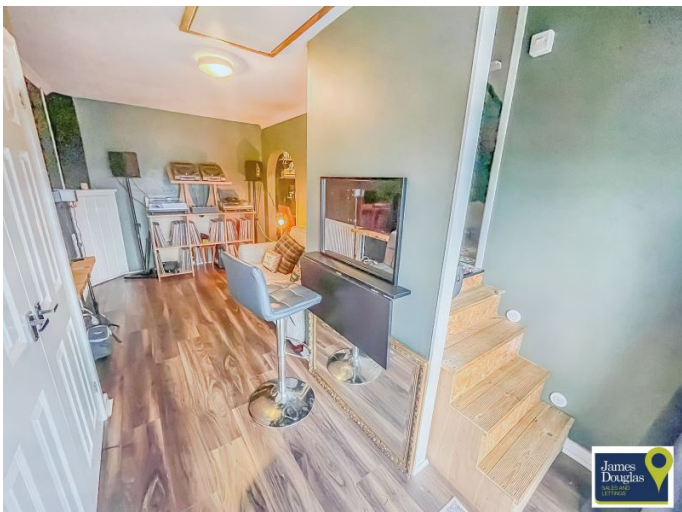
Tenure: Freehold

EPC: D

Council Tax Band: B

# Accommodation...

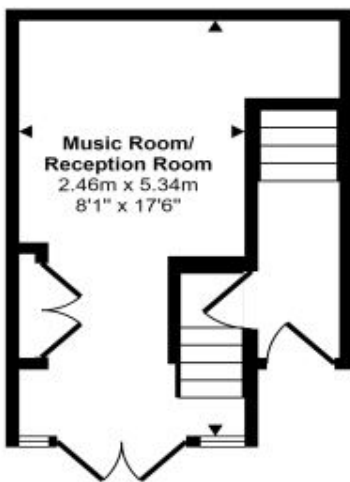
- Entrance Hallway
- Music Room/Reception Room
- Lounge/Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions



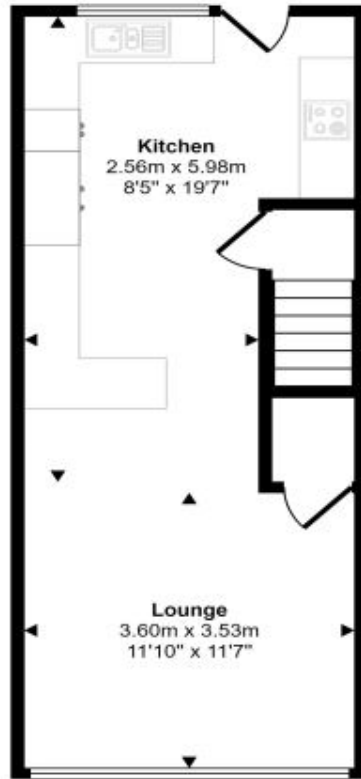


# Floorplan

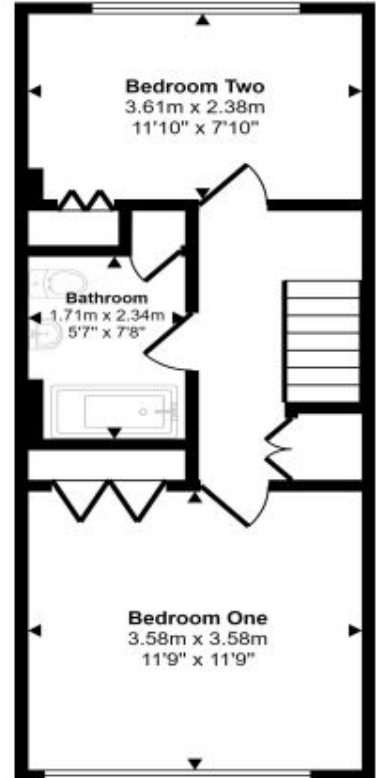
Approx Gross Internal Area  
87 sq m / 940 sq ft



Ground Floor  
Approx 18 sq m / 190 sq ft



First Floor  
Approx 35 sq m / 374 sq ft



Second Floor  
Approx 35 sq m / 377 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- <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	