



Old Park Terrace, Treforest, Pontypridd, CF37 1TG

£130,000



- Close To Local Amenities
- Combi Boiler
- West-facing Garden
- Well Presented Throughout
- Modern Fitted Kitchen
- No Onward Chain
- Ideal First Time Purchase
- Refurbished Throughout
- EPC Rating C

Description...

James Douglas is delighted to welcome this two bedroom cottage property to the market. Set in the popular area of Treforest, Pontypridd. The perfect property for any prospective buyer ranging from first-time-buyers, those looking to downsize or even a buy-to-let investor. This property is in close proximity to the University of South Wales. In brief terms the accommodation comprises a living/dining room and kitchen on the ground floor. Upstairs there are two bedrooms and a bathroom. Mains gas fired central heating and double glazed throughout. Off-road parking. Steps lead up to a low maintenance rear patio garden space with rear access. EPC C potential A. Council tax band B.

****NO ONWARD CHAIN****

****REFURBISHED THROUGHOUT****

****OFF-ROAD PARKING AVAILABLE****

Old Park Terrace, Treforest 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 is that Old Park Terrace 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: C

Council Tax Band: B

Accommodation...

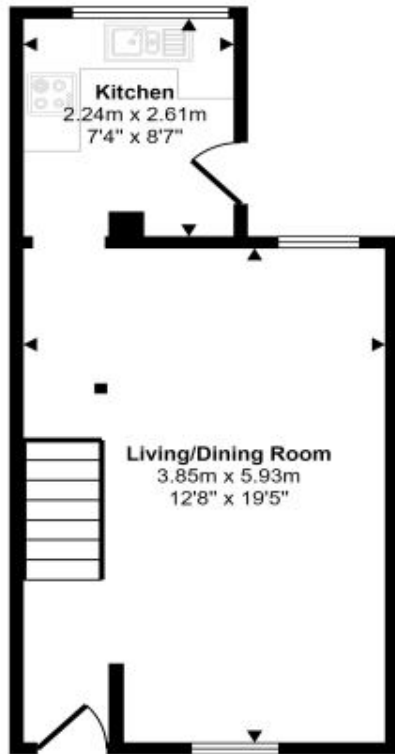
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions



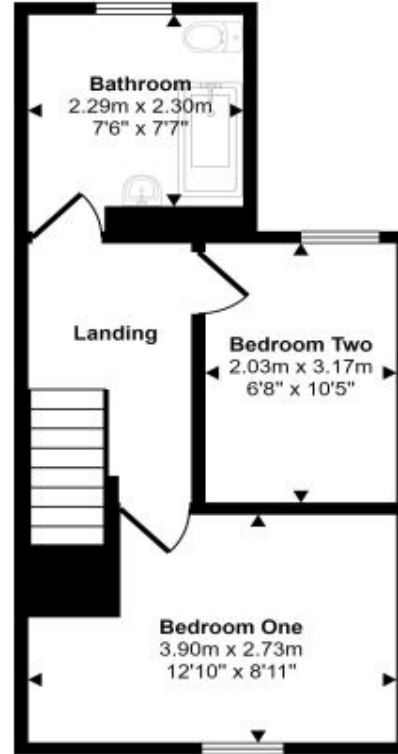


Floorplan

Approx Gross Internal Area
59 sq m / 632 sq ft



Ground Floor
Approx 29 sq m / 312 sq ft



First Floor
Approx 30 sq m / 320 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
Very energy efficient - lower running costs			92
92- A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	