



**Bridge Street, Treforest, Pontypridd, CF37 1TE**

**£130,000**



- **Walking Distance To Train Station**
- **No Onward Chain**
- **Close To Local Amenities**
- **Two Double Bedrooms**
- **Modern Fitted Kitchen**
- **Ideal First Time Buy**
- **Combi Boiler**
- **Excellent Location**

# Description...

James Douglas is delighted to welcome this three bedroom semi detached 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 an entrance hallway, living room, bedroom three, kitchen, lobby and bathroom on the ground floor. Upstairs there are two double bedrooms. Mains gas fired central heating and double glazed throughout. On-street parking. Steps lead up to a low maintenance rear patio garden space. EPC D potential B. Council tax band B.

**\*\*NO ONWARD CHAIN\*\***

**\*\*TENANTS RECENTLY GIVEN SIX MONTHS NOTICE TO VACATE\*\***

**\*\*LOW MAINTENANCE REAR GARDEN\*\***

Bridge Street, 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 Bridge Street 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

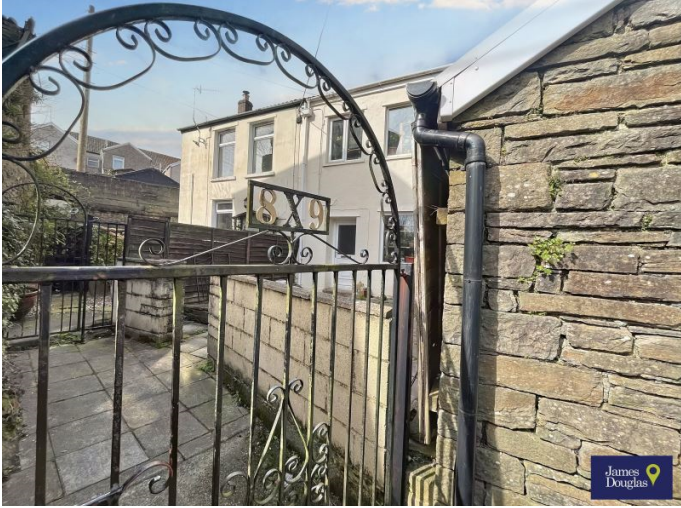
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Tenure: Freehold

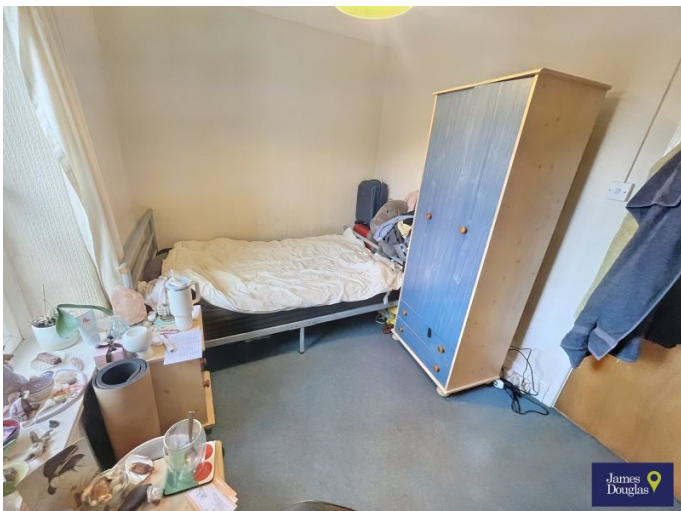
EPC: D

Council Tax Band: B

# Accommodation...

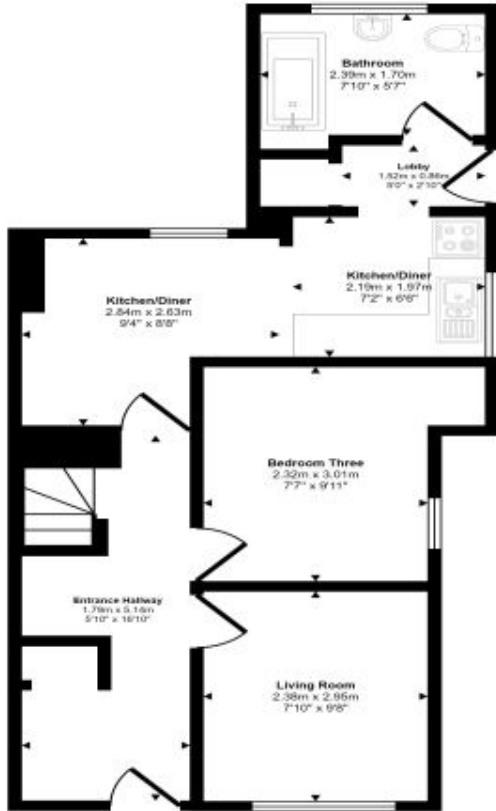
- Entrance Hallway
- Living Room
- Bedroom Three
- Kitchen/Diner
- Lobby
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Outside
- Directions



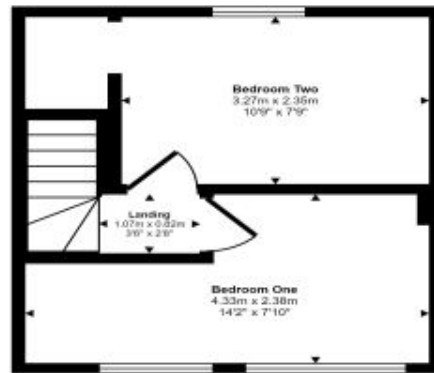


# Floorplan

Approx Gross Internal Area  
65 sq m / 701 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft



First Floor  
Approx 21 sq m / 227 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

