



Scarborough Road, Trallwn, Pontypridd, CF37 4DS

£155,000



- Close To Local Amenities
- Excellent Location
- Well Presented Throughout
- Ideal First Time Buy
- Walking Distance to Town Centre
- Modern Fitted Kitchen
- No Onward Chain
- Extended
- EPC Rating TRC

Description...

James Douglas are delighted to welcome this delightful three bedroom terrace property to the market. Set in the ever popular area of Trallwn, Pontypridd, near The Common/Cilfynydd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen and bathroom on the ground floor. First floor, there are two double bedrooms and one single bedroom. Mains gas fired central heating and double glazed throughout. On-street parking. A mostly level garden with patio slabs, real grass and decked area. EPC TBC. Council tax band B.

****NO ONWARD CHAIN****

****MODERN THROUGHOUT****

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

Scarborough Road, Trallwn is within walking distance of Pontypridd town centre or within a few minutes drive. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedpenmaen County Primary School & Trallwng Primary School with the local high school being Pontypridd High School. There is a useful mainline railway station 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: TBC

Council Tax Band: B

Accommodation...

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



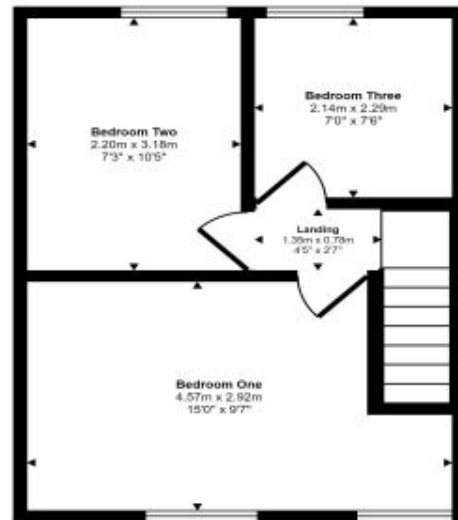


Floorplan

Approx Gross Internal Area
72 sq m / 777 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 28 sq m / 305 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		