



Golygfa'r Eglwys, Maesycoed, Pontypridd, CF37 1JL

£350,000



- Executive Style Home
- Close To Local Amenities
- Off-Road Parking
- No Onward Chain
- Excellent Location
- Modern Throughout
- Detached Family Home
- Extended
- EPC Rating D

Description...

James Douglas are thrilled to welcome this four bedroom detached property to the market, being set in the ever popular area of Maesycloed, Pontypridd. This property is perfect for any prospective buyer. A large, nicely presented family home. In brief terms the accommodation comprises an entrance hallway, WC, dining room, garage conversion/playroom, kitchen/breakfast room, utility room and living room all on the ground floor. Upstairs there are four good sized bedrooms, dressing room to bedroom two, shower room and en-suite to bedroom one all on the first floor. Mains gas fired central heating and UPVC double glazed throughout. Driveway parking for multiple vehicles. A level rear plot with mature trees and shrubbery with further land to front. Potential to extend further (STP) EPC D potential B. Council tax band E.

****WELL PRESENTED THROUGHOUT****

****THREE RECEPTION ROOMS****

****VIDEO TOUR AVAILABLE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF MAESYCOED, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****EAST FACING REAR GARDEN SPACE****

****VIEWS OF PONTYPRIDD****

Golygfa'r Eglwys, Maesycloed is within a couple of minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Maesycloed 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

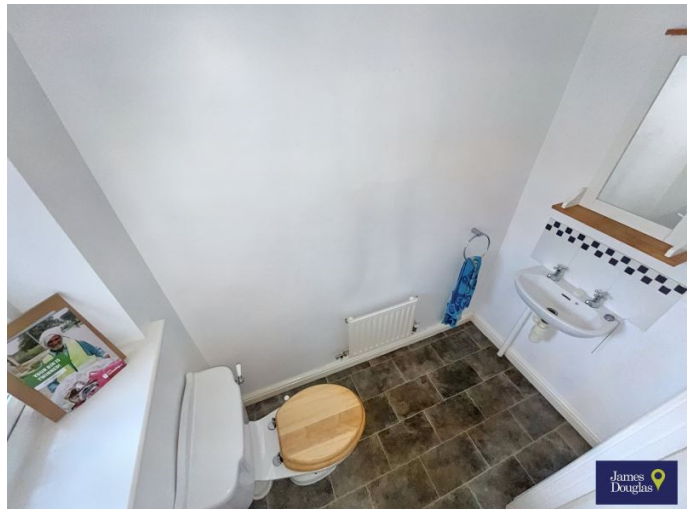
Tenure: Freehold

EPC: D

Council Tax Band: E

Accommodation...

- Entrance Hallway
- WC
- Dining Room
- Garage Conversion/Play Room
- Kitchen/Breakfast Room
- Utility Room
- Living Room
- Landing
- Shower Room
- Bedroom One
- En-suite
- Dressing Room
- Bedroom Two
- Bedroom Three
- Bedroom Four



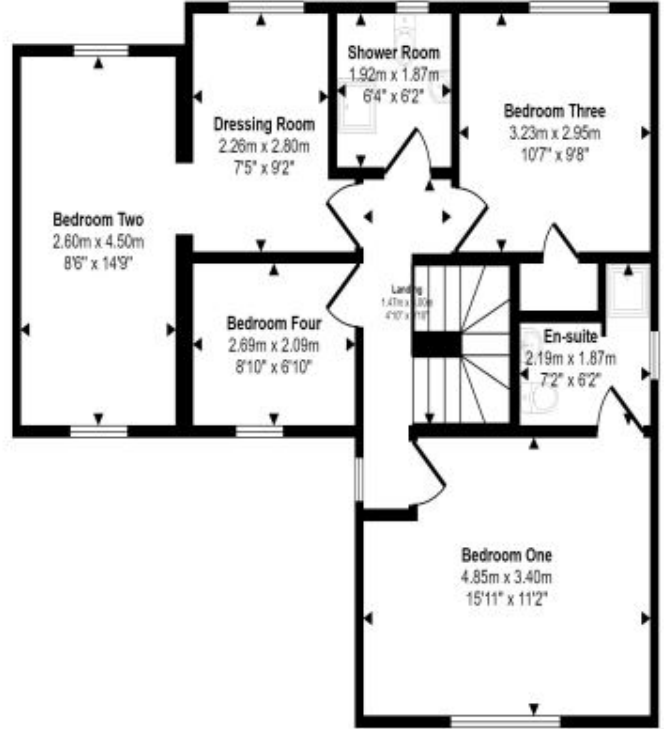


Floorplan

Approx Gross Internal Area
137 sq m / 1477 sq ft



Ground Floor
Approx 69 sq m / 738 sq ft



First Floor
Approx 69 sq m / 739 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			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	