



Mayfield Road, Graigwen, Pontypridd, CF37 2HE

£235,000



- Excellent Location
- Fantastic Views
- Combi Boiler
- Generous Living Space
- Off-Road Parking and Garage
- No Onward Chain
- Close To Local Amenities
- Opportunity For Extension
- EPC Rating TBC

Description...

James Douglas is thrilled to welcome this three bedroom end of terrace 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 porch, hallway, living room, sitting room, kitchen, dining room and utility all on the ground floor. Upstairs there are two good sized double bedrooms, a single bedroom and a shower room. Mains gas fired central heating and double glazed throughout. Off-road parking and a garage. Steps lead up to the front door. Steps lead up to north facing, low-maintenance rear garden. Stunning views. Potential to extend (STP) EPC TBC. Council tax band D.

****SPECTACULOR PANORAMIC VIEWS****

****POTENTIAL TO EXTEND (STP)****

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

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

Mayfield Road, Graigwen is within a few minutes 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

Tenure: Freehold

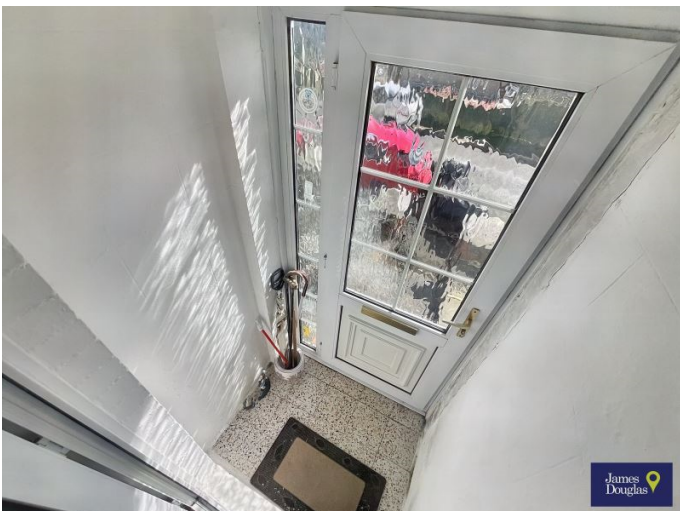
EPC: TBC

Council Tax Band: D

Please note that this property is not currently registered with land registry

Accommodation...

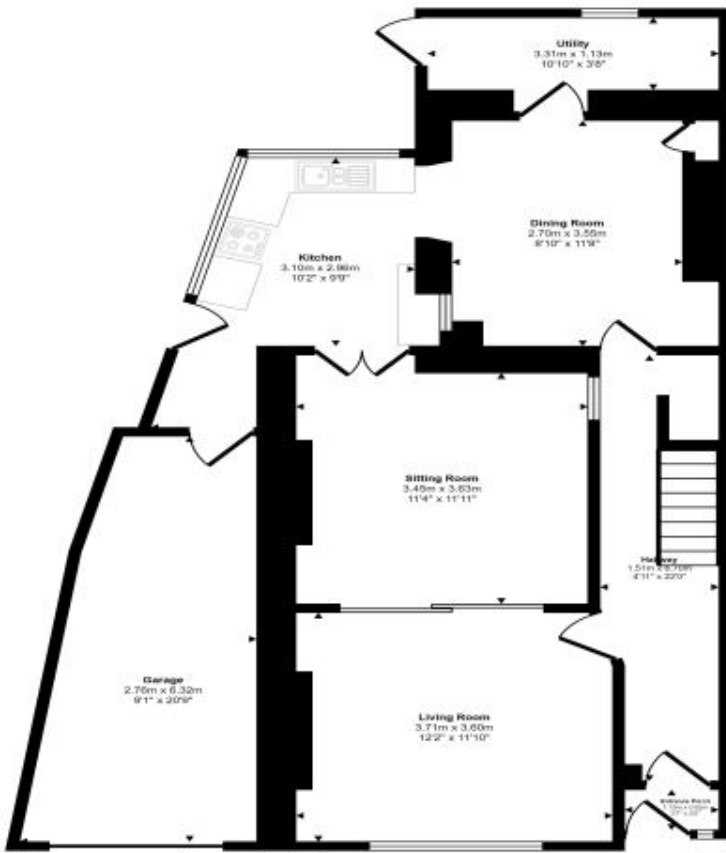
- Entrance Porch
- Hallway
- Living Room
- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Garage
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



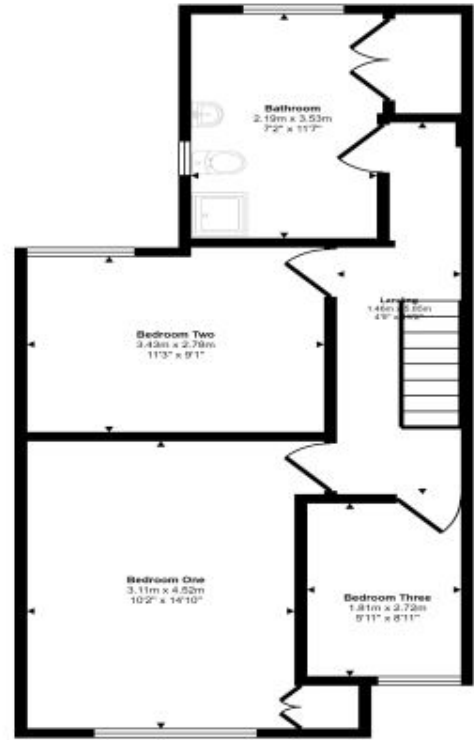


Floorplan

Approx Gross Internal Area
131 sq m / 1411 sq ft



Ground Floor
Approx 82 sq m / 882 sq ft



First Floor
Approx 49 sq m / 529 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>			
92-100	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	