



Broadway, Treforest, Pontypridd, CF37 1BH

£159,950



- **No Onward Chain**
- **Single Garage**
- **Landscaped Garden**
- **Ideal First Time Buy**
- **Modern Fitted Kitchen**
- **Close To Local Amenities**
- **Two Double Bedrooms**
- **Combi Boiler**
- **EPC Rating TBC**

Description...

James Douglas is delighted to welcome this two double bedroom end of terrace 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 an entrance hallway, living/dining room, lobby, bathroom and kitchen on the ground floor. Upstairs there are two double bedrooms. Mains gas fired central heating and UPVC double glazed throughout. Garage. Steps lead up to a low maintenance rear garden space with lawn and shrubbery. Side access. EPC TBC. Council tax band B.

****NO ONWARD CHAIN****

****LANDSCAPED GARDEN****

****GARAGE WITH PIT****

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

Broadway, 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

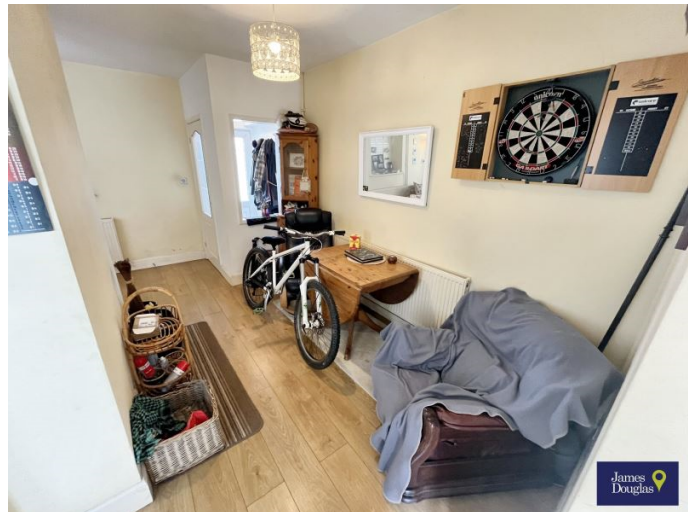
EPC: TBC

Council Tax Band: B

Accommodation...

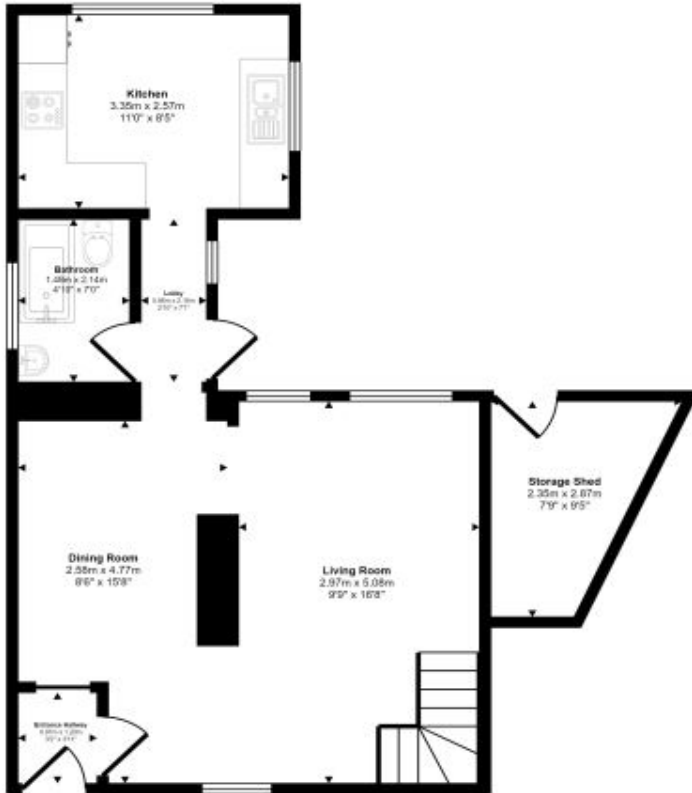
- Entrance Hallway
- Living/Dining Room
- Lobby
- Bathroom
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Garage
- Outside
- Directions





Floorplan

Approx Gross Internal Area
78 sq m / 845 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 30 sq m / 319 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 | |