

Ridgeway Close, Graigwen, Pontypridd, CF37 2HH
£269,950



- South-West Facing
- Rare Opportunity
- Excellent Location
- Fantastic Views
- Combi Boiler
- Off-Road Parking and Garage
- Modern Throughout
- Superb Family Home
- EPC Rating TBC

Description...

James Douglas are thrilled to welcome this three bedroom semi-detached 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, kitchen/diner, lobby, WC, office and garage all on the ground floor. Upstairs there are two great sized double bedrooms and a good sized single bedroom. Mains gas fired central heating and UPVC double glazed throughout. Off-road parking for two cars. Low maintenance gardens front and back. 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 SEMI-DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GRAIGWEN, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****NEW ROOF - 2019****

****RE-RENDERED - 2020****

****NEW KITCHEN - 2016****

Ridgeway Close, 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

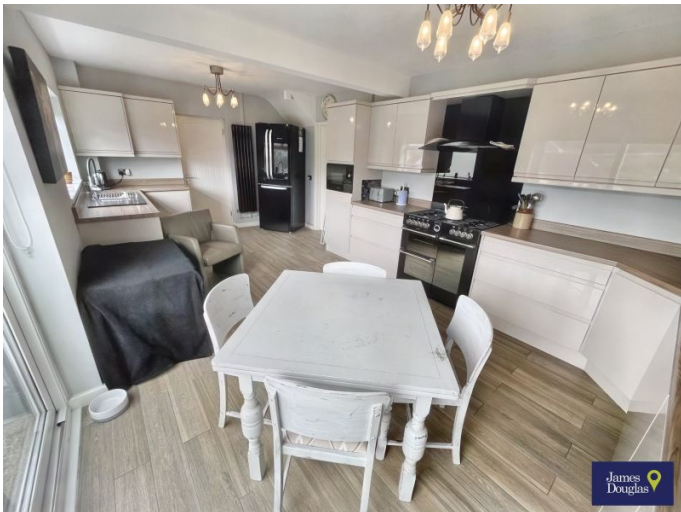
EPC: TBC

Council Tax Band: D

Accommodation...

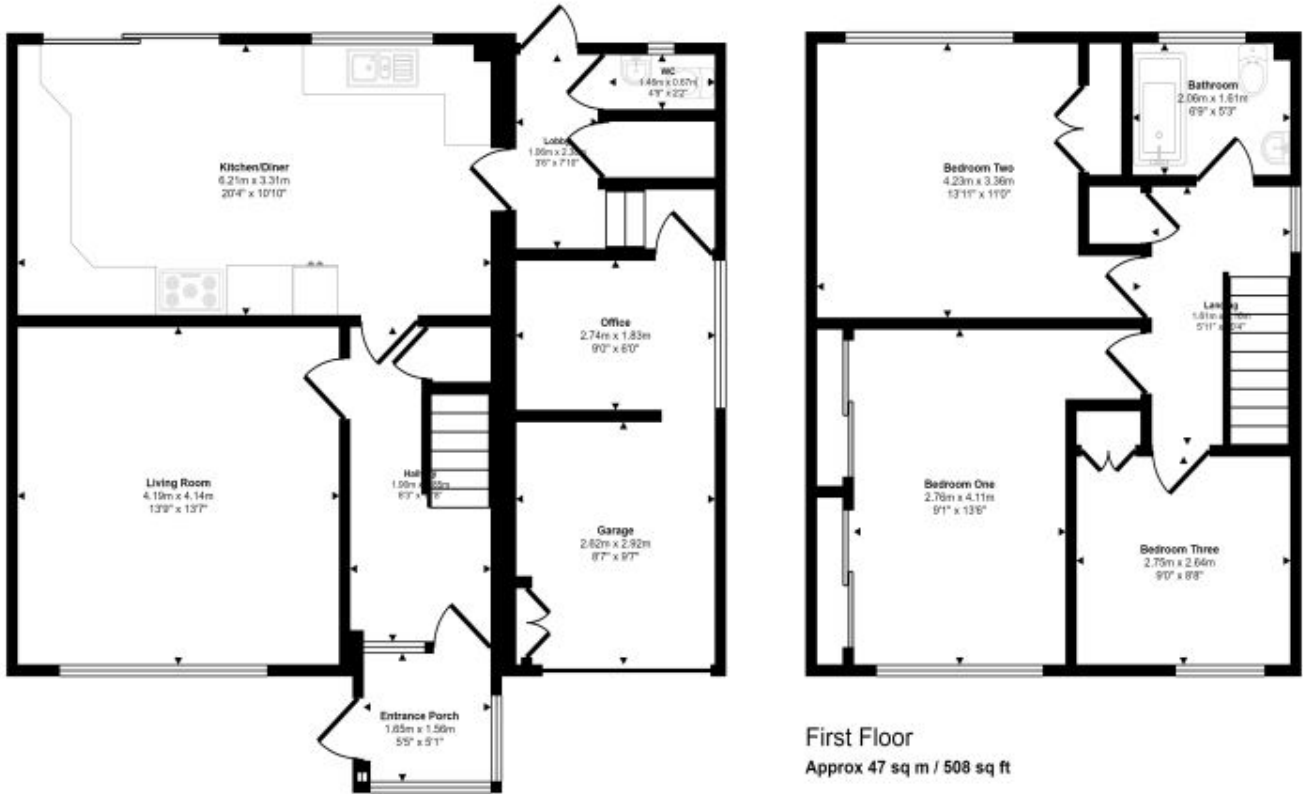
- Entrance Porch
- Hallway
- Living Room
- Kitchen/Diner
- Lobby
- Office
- Garage
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
119 sq m / 1278 sq ft



Ground Floor
Approx 72 sq m / 770 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	