

**Heath Crescent, Graigwen, Pontypridd, CF37 2LB**  
**£139,950**



- **Ideal First Time Buy**
- **Close To Local Amenities**
- **Modern Fitted Kitchen**
- **Low Maintenance**
- **Rear Garden**
- **No Onward Chain**
- **Excellent Location**
- **Fantastic Views**
- **Walking**

# Description...

James Douglas are delighted to welcome this three bedroom terrace property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer. In brief terms the accommodation comprises an entrance hallway, living room/dining room and kitchen all on the ground floor. Upstairs there are two good sized double bedrooms and a single bedroom. Mains gas fired central heating and UPVC double glazed throughout. On-street parking. A mostly level plot with low maintenance, north-east facing garden space. Stunning views to the front. Potential to extend (STP) EPC D potential B. Council tax band B.

**\*\*SPECTACULOR VIEWS TO FRONT\*\***

**\*\*MODERNISED THROUGHOUT\*\***

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

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

Heath Crescent, 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

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Tenure: Freehold

EPC: D

Council Tax Band: B

# Accommodation...

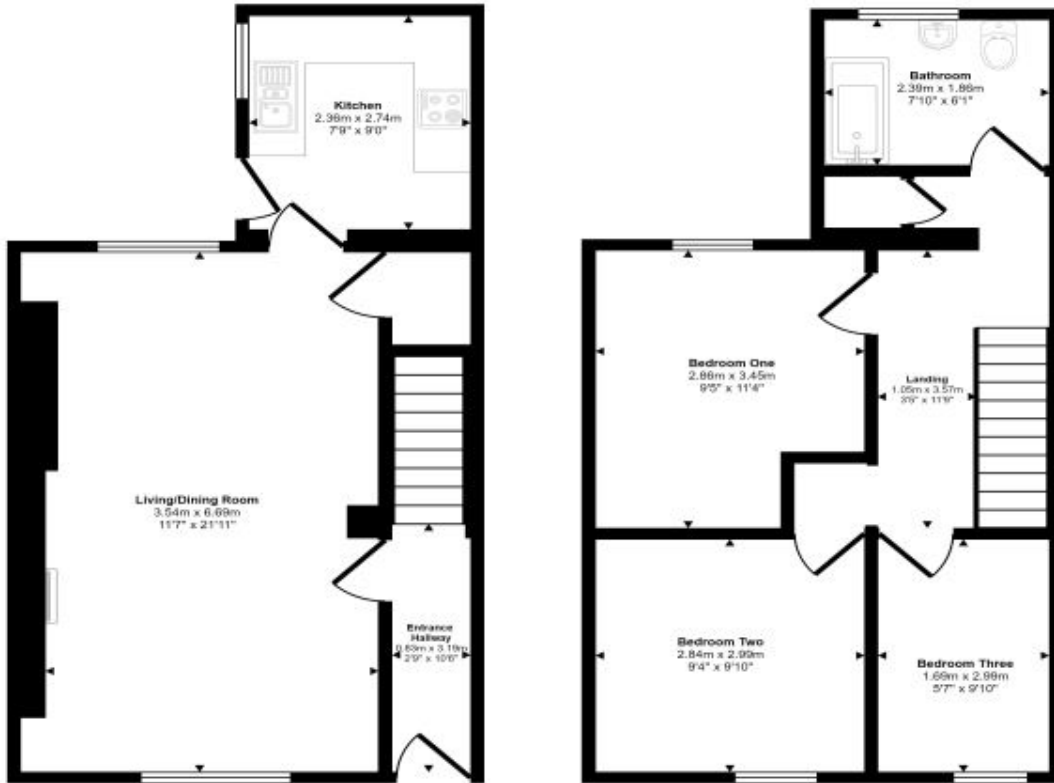
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
78 sq m / 837 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft

First Floor  
Approx 39 sq m / 415 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			90
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	