



Coed Isaf Road, Maesycoed, Pontypridd, CF37 1EN

£325,000



- Planning Permission For Two Additional Dwellings
- Fantastic Views
- No Onward Chain
- Off-Road Parking and Garage
- Development Opportunity
- Generous Plot
- Two Double Bedrooms
- South-West Facing

Description...

James Douglas is thrilled to welcome this two double bedroom detached dormer bungalow to the market. Set in the extremely sought after area of Maesycloed, Pontypridd. The perfect property for someone looking to upsize into their forever home with huge potential to create two detached dwellings (planning permission granted). In brief terms the accommodation comprises an entrance hallway, living room, bathroom, kitchen, dining room and utility room all on the ground floor. Upstairs there are two double bedrooms. There is also basement level storage, perfect for conversion. Electric central heating and double glazed throughout. Off road parking for multiple vehicles to front, side and rear with access to the garage (please be advised that the garage will need work to be reinstated). Steps lead up to the front door on the ground floor. Side access on both sides with a mostly level mature south-west facing rear garden space with real grass, trees, shrubbery and a concrete base. EPC E potential C. Council tax band E.

****NO ONWARD CHAIN****

****EXTREMELY SOUGHT AFTER LOCATION****

****PLANNING PERMISSION GRANTED FOR TWO DETACHED DWELLINGS****

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

Coed Isaf Road, Maesycloed is within walking distance of Pontypridd town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. Coed Isaf Road Road is within walking distance of the local primary school. The local primary schools are Maes-Y-Coed Primary School & Ysgol G.G. Evan James Primary School with the local high school being Pontypridd High School. There is a useful mainline railway station 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.

****UNIQUE CHARACTER PROPERTY WITH TREMENDOUS SCOPE FOR EXTENDING/BUILDING****

****CLOSE TO TOWN CENTRE & LOCAL TAFF TRAIL WALKS/BARRY SIDINGS COUNTRY PARK****

****SPECTACULOR PANORAMIC VIEWS OF GRAIGWEN AND BEYOND****

Additional Information

Tenure: Freehold

Accommodation...

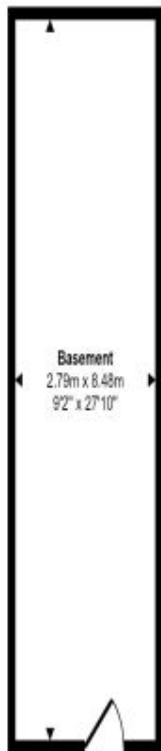
- Entrance Hallway
- Living Room
- Bathroom
- Kitchen
- Dining Room
- Utility Room
- Landing
- Bedroom One
- Bedroom Two
- Shower Room
- Basement
- Outside
- Directions





Floorplan

Approx Gross Internal Area
134 sq m / 1440 sq ft



Basement
Approx 24 sq m / 255 sq ft



Ground Floor
Approx 70 sq m / 754 sq ft



First Floor
Approx 40 sq m / 431 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			
(69-80) C			78
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		