



Sion Street, Pontypridd, , CF37 4SD

£125,000



- **Modern Throughout**
- **Great A470/M4 Access**
- **No Onward Chain**
- **Two Double Bedrooms**
- **Ideal First Time Purchase**
- **River Views**
- **Close To Local Amenities**
- **Combi Boiler**
- **EPC Rating D**

Description...

James Douglas is delighted to welcome this two double bedroom terrace cottage property to the market. Set in the popular area of Pontypridd town centre. 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 Pontypridd town centre. In brief terms the accommodation comprises an entrance hallway, living/dining room, kitchen and bathroom on the ground floor. Upstairs there are two double bedrooms, one of which has a separate office/storage area. Mains gas fired central heating and UPVC double glazed throughout. On-street permit parking. Steps lead up to a low maintenance, three tier rear patio garden space with patio slabs. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****MODERN THROUGHOUT****

****RIVER VIEWS****

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

Sion Street, Pontypridd is within a stone's throw of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedpenmaen County Primary School & Coedylan 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.

Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: B

Accommodation...

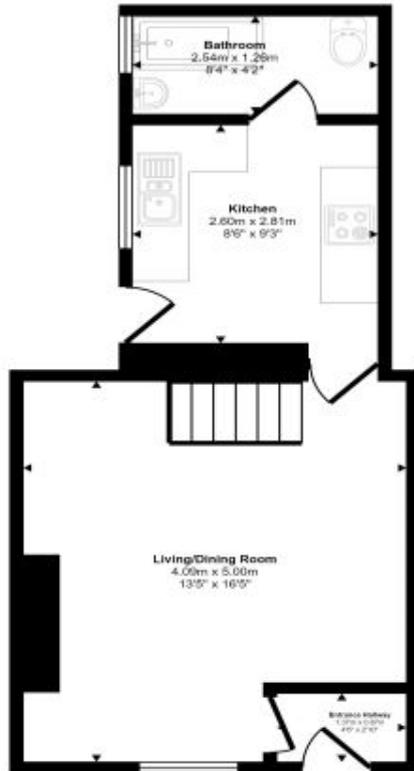
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Bathroom
- Landing
- Bedroom One/Office
- Bedroom Two
- Outside
- Directions





Floorplan

Approx Gross Internal Area
63 sq m / 683 sq ft



Ground Floor
Approx 32 sq m / 345 sq ft



First Floor
Approx 31 sq m / 338 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			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		