



Garth Avenue, Glyncoch, Pontypridd, CF37 3AB

£159,950



- **New Home**
- **No Onward Chain**
- **Combi Boiler**
- **Close To Local Amenities**
- **Perfect First-time-buy**
- **Potential to Extend (STP)**
- **Fantastic Views**
- **Pristine & Immaculate**
- **EPC Rating TBC**

Description...

James Douglas is thrilled to welcome this two bedroom semi-detached new build property to the market. Being sold with no onward chain. Set in the popular area of Glyncoch, Pontypridd. The perfect first-time-buy, buy-to-let investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, kitchen, WC and living room/dining room on the ground floor. Upstairs there are currently two double bedrooms, a single bedroom and bathroom (please note the current owner will be knocking through bedrooms two and three to create one larger bedroom). Mains gas fired central heating, fire sprinkler system and UPVC double glazed throughout. Off-road parking. The garden space is mainly laid to lawn with some patio space. EPC TBC. Council tax to be banded.

****NO ONWARD CHAIN****

****BRAND NEW BUILD****

****OWNER WILL BE KNOCKING THROUGH BEDROOMS TWO AND THREE TO CREATE ONE LARGE BEDROOM****

Garth Avenue, Glyncoch is within circa six minutes drive of the Ynysybwl village shops and approximately the same to Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Craig-Yr-Hesg Primary School & Maes-Y-Coed 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.

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

****BLOCK PAVED OFF-ROAD PARKING WITH DISABLED ACCESS****

****HIGH GLOSS GREY FITTED KITCHEN WITH INTEGRATED APPLIANES****

Additional Information

Tenure: Freehold

EPC: TBC

Council Tax Band: To be banded

Accommodation...

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



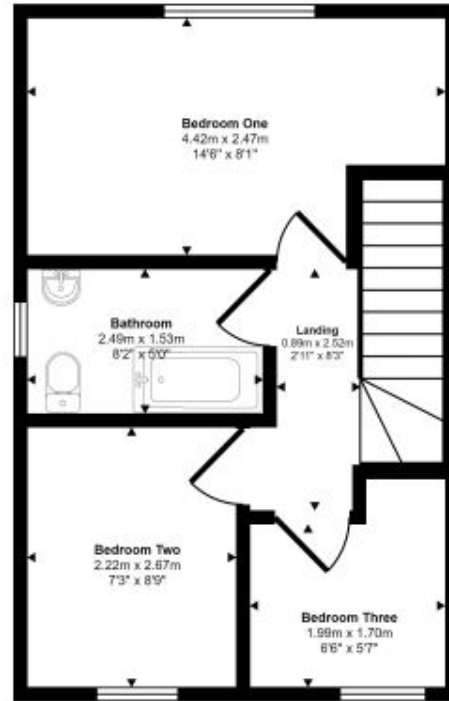


Floorplan

Approx Gross Internal Area
61 sq m / 653 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft



First Floor
Approx 31 sq m / 332 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			
(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		