



**Tyntyla Road, Ystrad, Pentre, CF41 7SD**

**£170,000**



- **No Onward Chain**
- **Upstairs Bathroom**
- **Well Presented Throughout**
- **Three Double Bedrooms**
- **Fantastic Views**
- **Generous Living Space**
- **Downstairs WC**
- **Investment Opportunity**
- **EPC Rating D**

# Description...

James Douglas is delighted to welcome this well presented, spacious three double bedroom semi-detached character property to the market. Set in the ever popular area of Ystrad, Pentre. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, sitting room (currently being used as bedroom four), living room and separate dining room, WC and kitchen on the ground floor. Upstairs there are three double bedrooms, a family bathroom and shower room to complement the first floor. Mains gas fired central heating and UPVC double glazed throughout. On-street parking. Steps lead up to a private front garden with unspoilt views, laid to patio and grass with mature shrubbery and side access. A two tier landscaped rear plot with beautifully maintained garden space. EPC D potential C. Council tax band C.

**\*\*STUNNING VIEWS TO FRONT\*\***

**\*\*NO ONWARD CHAIN\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE DOUBLE BEDROOM SEMI-DETACHED CHARACTER PROPERTY - LOCATED IN THE SMALL VILLAGE OF YSTRAD, PENTRE. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*POTENTIAL INVESTMENT PROPERTY - TENANTS CURRENTLY IN SITU - £900PCM INCOME\*\***

**\*\*TENANTS LIKELY TO VACATE BUT DELAYS POSSIBLE IF YOU ARE LOOKING TO LIVE IN THE PROPERTY YOURSELF\*\***

Tyntyla Road is within close proximity to Gelli & Tonypany town centres or within a few minutes drive. Tonypany town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Pontrhonda Primary school & Bodringallt Primary School with the local high school being Ysgol Nantgwyn. There is a useful mainline railway station at Ystrad Rhondda Station & Llwynypia Station. Easy access to the A470/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: C

# Accommodation...

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





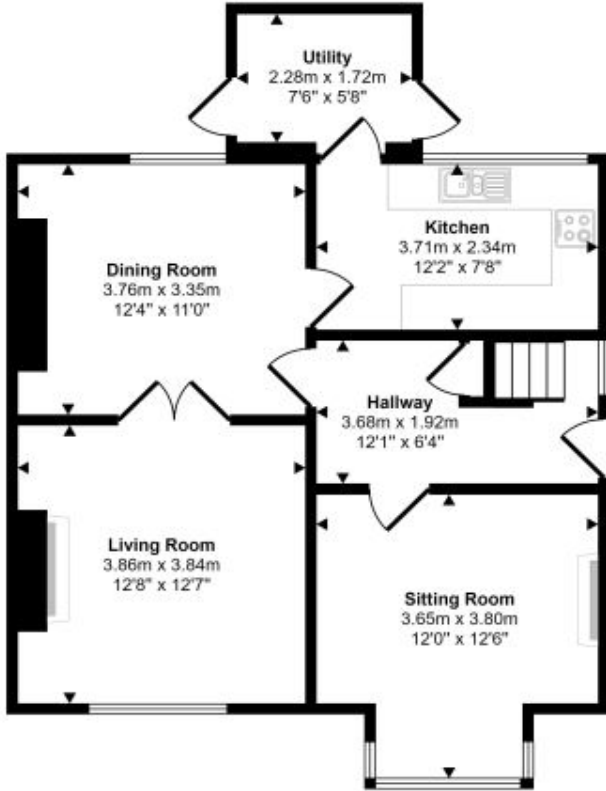




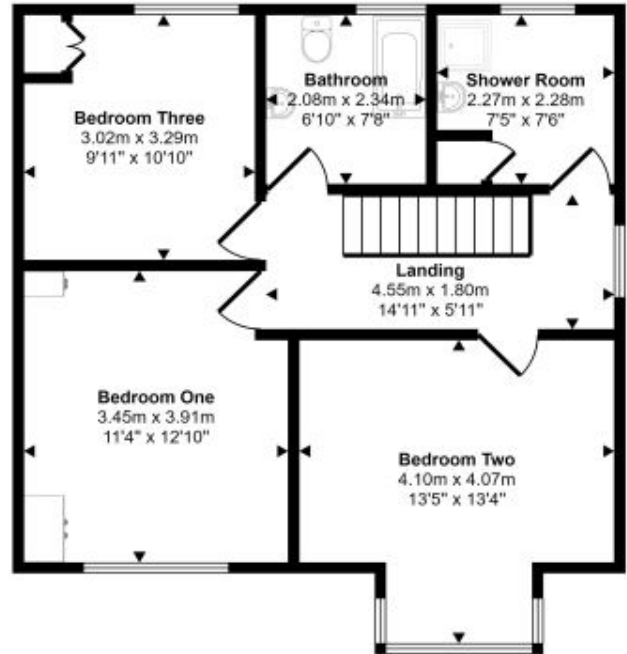


# Floorplan

Approx Gross Internal Area  
121 sq m / 1306 sq ft



Ground Floor  
Approx 63 sq m / 674 sq ft



First Floor  
Approx 59 sq m / 631 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	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>75</b>
55-68	<b>D</b>	<b>55</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	