



Merthyr Road, Pontypridd, , CF37 4DH

£180,000



- **No Onward Chain**
- **Two Reception Rooms**
- **Upstairs Bathroom**
- **Development Opportunity**
- **Period Features**
- **Characterful Property**
- **Balcony**
- **Great A470/M4 Access**
- **EPC Rating TBC**

Description...

James Douglas is delighted to welcome this delightful three bedroom terrace character property to the market. Set in the ever popular area of Pontypridd, near The Common/Cilfynydd. The perfect first-time-buy, investment or for someone looking to upsize. In brief terms the accommodation comprises an entrance porch, hallway, very spacious, bright, double aspect living room, dining room and kitchen on the ground floor. Upstairs, there are two double bedrooms, one single bedroom and a family bathroom. Mains gas fired central heating and a mixture of UPVC double glazed and aluminium windows and doors throughout. On-street parking. A two tier, low maintenance rear garden with a concrete base and patio slabs with a useful, large garden shed/workshop. EPC TBC. Council tax band C.

****NO ONWARD CHAIN****

****DEVELOPMENT OPPORTUNITY****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM TERRACE CHARACTER PROPERTY - LOCATED IN PONTYPRIDD NEAR THE COMMON & CILFYNYDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****DELIGHTFUL CHARACTER PROPERTY WITH HUGE SCOPE AND POTENTIAL****

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

Merthyr Road is within reasonable walking distance of Pontypridd town centre or within a few minutes drive. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedpenmaen County Primary School & Trallwng 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: TBC

Council Tax Band: C

Accommodation...

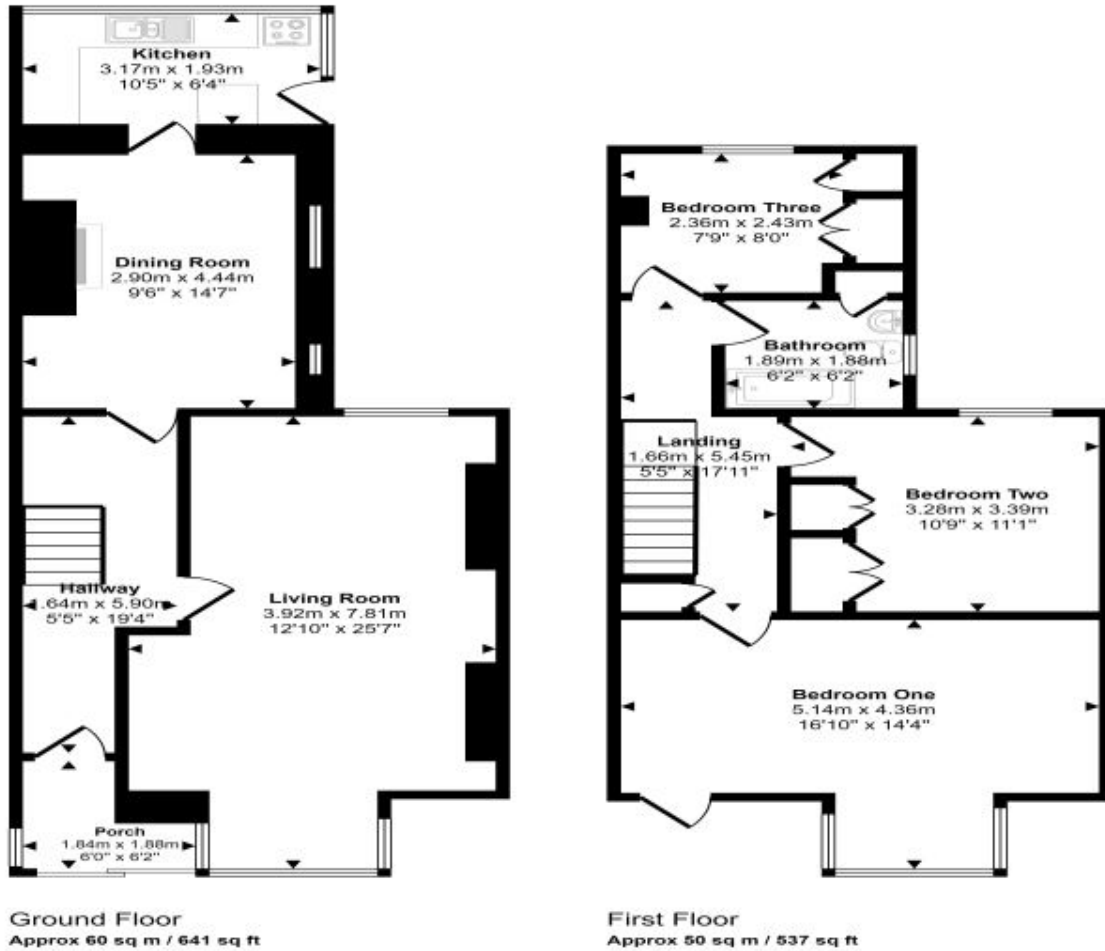
- Entrance Porch
- Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
109 sq m / 1178 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	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	