



Wood Road, Treforest, Pontypridd, CF37 1RQ

£139,950



- South-Facing Garden
- Modern Throughout
- Great A470/M4 Access
- Combi Boiler
- Fantastic Views
- No Onward Chain
- Perfect First-time-buy
- Off-Road Parking
- EPC Rating D

# Description...

James Douglas is delighted to welcome this modern three bedroom terrace property to the market. Set in the popular location of Wood Road, Treforest. The perfect property for any prospective buyer including first-time-buyers, buy-to-let investors and those looking to downsize. In brief terms the accommodation comprises an entrance hallway, living room/dining room and kitchen on the ground floor. Upstairs there are three good sized bedrooms and a family bathroom. Mains gas fired central heating and UPVC double glazed windows throughout. A decent sized plot with tiered south-facing, low maintenance rear garden space. EPC D potential B. Council tax band B.

**\*\*SOUTH-FACING REAR GARDEN\*\***

**\*\*OFF-ROAD PARKING TO THE REAR\*\***

**\*\*FANTASTIC VIEWS TO THE FRONT\*\***

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

Wood Road is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord, Wood Road is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and 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

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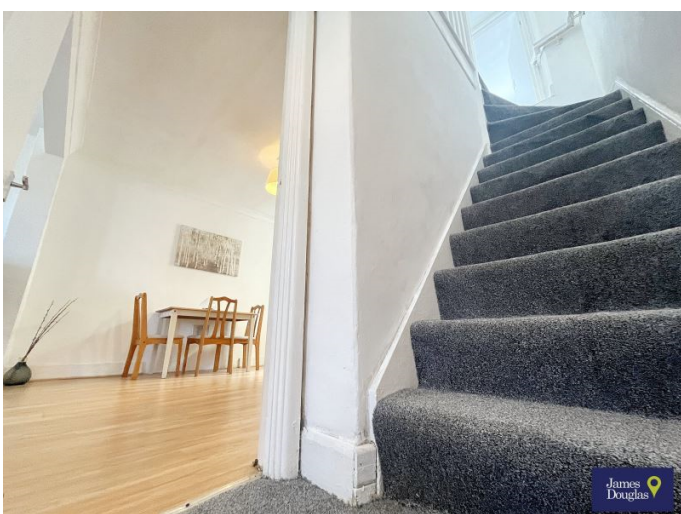
Tenure: Freehold

EPC: D

Council Tax Band: B

# Accommodation...

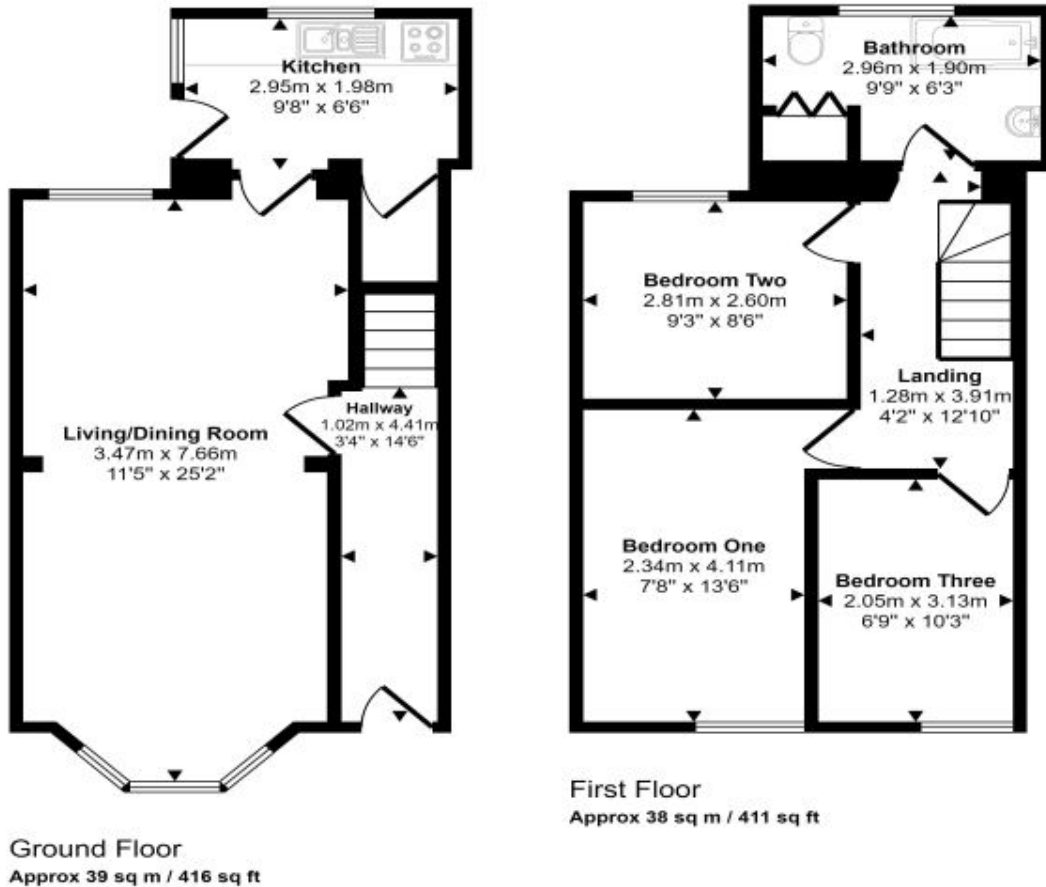
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
77 sq m / 827 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

