



Graigwen Road, Graigwen, Pontypridd, CF37 2HD

£135,000



- The Modern Method of Auction
- Subject to an undisclosed Reserve Price
- Fantastic Views
- Buyer's fees apply
- Close To Local Amenities
- Development Opportunity
- No Onward Chain
- Characterful

Description...

James Douglas are thrilled to welcome this three bedroom semi-detached property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize and for those looking for a fantastic development opportunity. In brief terms the accommodation comprises an entrance hallway, living room, dining room and kitchen all on the ground floor. Upstairs there are two good sized double bedrooms, a single bedroom and a family bathroom. On the basement level, there is a huge scope and potential with a sitting room, office and WC. Mains gas fired central heating (combi boiler) and double glazed throughout. On-street parking to the front. A nice plot with good sized garden space. A mixture of patio slabs and real grass. Stunning views. Potential to extend (STP) EPC D potential C. Council tax band D.

****SPECTACULOR PANORAMIC VIEWS****

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

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

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

****NO ONWARD CHAIN****

****DEVELOPMENT OPPORTUNITY****

****SOLD VIA MODERN-METHOD-OF-AUCTION****

Graigwen Road, Graigwen is within a few minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway 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: D

Accommodation...

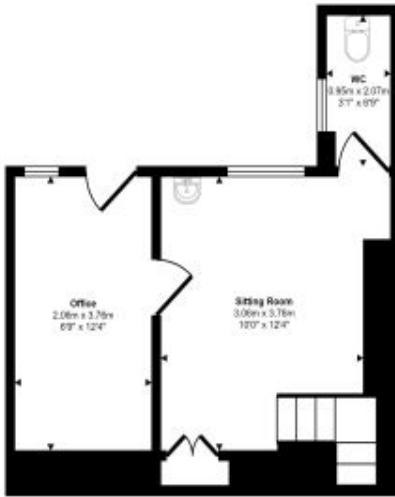
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Sitting Room
- WC
- Office
- Outside
- Directions





Floorplan

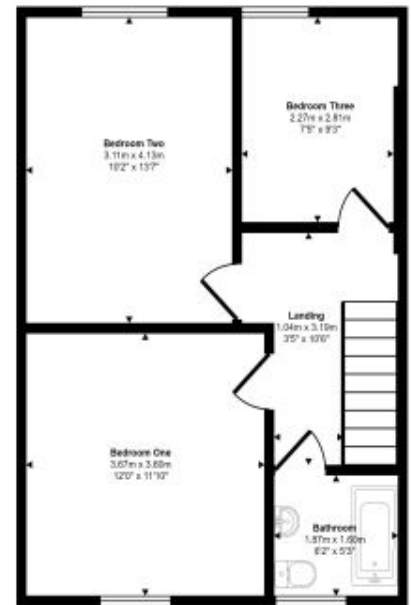
Approx Gross Internal Area
117 sq m / 1254 sq ft



Lower Ground Floor
Approx 25 sq m / 270 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 48 sq m / 480 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			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	