



**Moorland Heights, The Common, Pontypridd, CF37 4AQ**  
**£213,000**



- Potential to Extend (STP)
- Two Double Bedrooms
- Great A470/M4 Access
- Sought After Location
- No Onward Chain
- Modern Fitted Kitchen
- Modernisation Required
- Spacious Lounge/Diner
- EPC Rating B

# Description...

James Douglas are thrilled to welcome this two double bedroom semi-detached bungalow property to the market, being set in the ever popular area of The Common, Pontypridd. This property is perfect for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen, hallway, shower room, bedroom one and bedroom two all on the ground floor. Mains gas fired central heating (back boiler and aluminium double glazed windows and doors throughout. Off-road parking for one car with potential to create more off-road parking. Steps lead down to the front door. The front and side gardens are complemented by chippings and shrubbery. There is also a greenhouse and handy block built storage shed. North-west facing, low maintenance rear patio garden space. EPC TBC. Council tax band C.

**\*\*FANTASTIC RENOVATION OPPORTUNITY\*\***

**\*\*POTENTIAL TO ADD DORMER (STP)\*\***

**\*\*3D WALK-THROUGH AVAILABLE\*\***

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

**\*\*HIGHLY SOUGHT AFTER AREA\*\***

**\*\*WALKING DISTANCE TO THE COMMON\*\***

**\*\*MODERN KITCHEN\*\***

Moorland Heights is within walking distance and within a couple of minutes drive of Pontypridd town centre which 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 also a useful mainline railway in Pontypridd town centre. 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: TBC

Council Tax Band: C

# Accommodation...

- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Hallway
- Shower Room
- Bedroom One
- Bedroom Two
- Outside
- Directions









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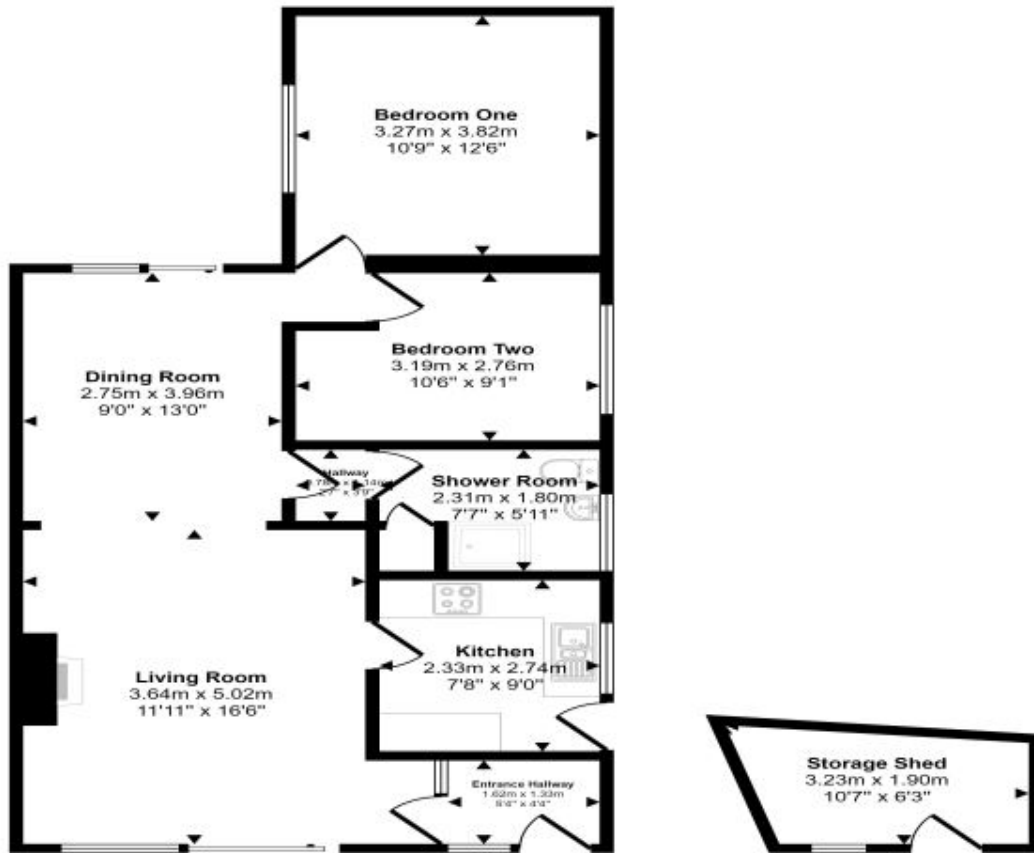


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# Floorplan

Approx Gross Internal Area  
75 sq m / 806 sq ft



Ground Floor  
Approx 70 sq m / 751 sq ft

Storage Shed  
Approx 5 sq m / 55 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>		
55-68	<b>D</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	