



**Berw Road, Pontypridd, , CF37 2AB**

**£160,000**



- **Characterful Property**
- **Close To Local Amenities**
- **Combi Boiler**
- **Generous Living Space**
- **Great A470/M4 Access**
- **Modernisation Required**
- **Superb Family Home**
- **No Onward Chain**
- **EPC Rating TRC**

# Description...

James Douglas is delighted to welcome this three bedroom terrace property to the market. Set in the popular area of Pontypridd, just outside the town centre. The perfect property for any prospective buyer looking to put their own stamp down on a property. This property is in close proximity to Pontypridd town centre. In brief terms the accommodation comprises an entrance porch, hallway, sitting room, living room and kitchen/diner on the ground floor. Upstairs there are two double bedrooms, a good sized single bedroom and a wet room. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed pretty much throughout. On-street parking. North-facing, five tier rear garden. Complemented by patio slabs, real grass, trees and shrubbery. Right of access to the side of neighboring property. EPC TBC. Council tax band B.

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

**\*\*HUGE SCOPE AND POTENTIAL THROUGHOUT\*\***

**\*\*CHARACTER FEATURES\*\***

**\*\*TWO RECEPTION ROOMS AND A LARGE KITCHEN/DINER\*\***

Berw Road, Pontypridd is within close proximity 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 & Coedylan 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: B

# Accommodation...

- Entrance Porch
- Hallway
- Sitting Room
- Living Room
- Kitchen/Diner
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Wet Room
- Outside
- Directions





# Floorplan

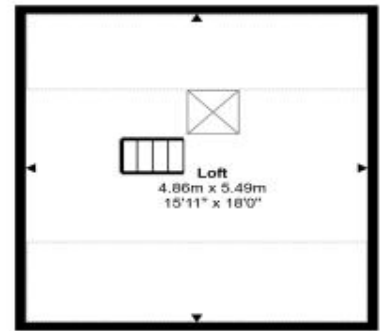
Approx Gross Internal Area  
123 sq m / 1322 sq ft



Ground Floor  
Approx 56 sq m / 602 sq ft



First Floor  
Approx 40 sq m / 433 sq ft



Second Floor  
Approx 27 sq m / 287 sq ft

☐ Denotes head height below 1.5m

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			
(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		