

**Fairfield Lane, Hawthorn, Pontypridd, CF37 5LN**

**£129,950**



- No Onward Chain
- Ground Floor Flat
- South-East Facing
- Excellent Location
- Single Garage
- Close To Local Amenities
- Great A470/M4 Access
- Combi Boiler
- EPC Rating TBC

# Description...

James Douglas is delighted to welcome this two bedroom ground floor apartment property to the market. Being sold with no onward chain. Set in the ever popular area of Hawthorn, Pontypridd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance porch, hallway, bedroom two, shower room, living/dining room, bedroom one, kitchen/pantry and rear storage area on the ground floor. Mains gas fired central heating (combi boiler) with UPVC and aluminium windows and doors throughout. On-street parking and a single garage to the rear. A level plot with a concrete base. South-east facing rear. EPC TBC. Council tax band B.

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

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

PLEASE NOTE THIS PROPERTY IS CURRENTLY FREEHOLD. NEIGHBOURING APARTMENTS ARE CURRENTLY IN DISCUSSIONS TO CREATE A LEASEHOLD AGREEMENT.

**\*\*SOUTH-EAST FACING REAR\*\***

**\*\*SINGLE GARAGE TO REAR\*\***

Fairfield Lane, Hawthorn is within walking distance of the local village shops or within eight minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Heol-Y-Celyn Primary School & Hawthorn Primary School with the local high schools being Cardinal Newman R.C. Comprehensive School and Hawthorn High School. 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: TBC

Council Tax Band: B

# Accommodation...

- Entrance Porch
- Hallway
- Bedroom Two
- Shower Room
- Living/Dining Room
- Bedroom One
- Kitchen
- Pantry
- Outside Porch/Storage
- Garage
- Outside
- Directions





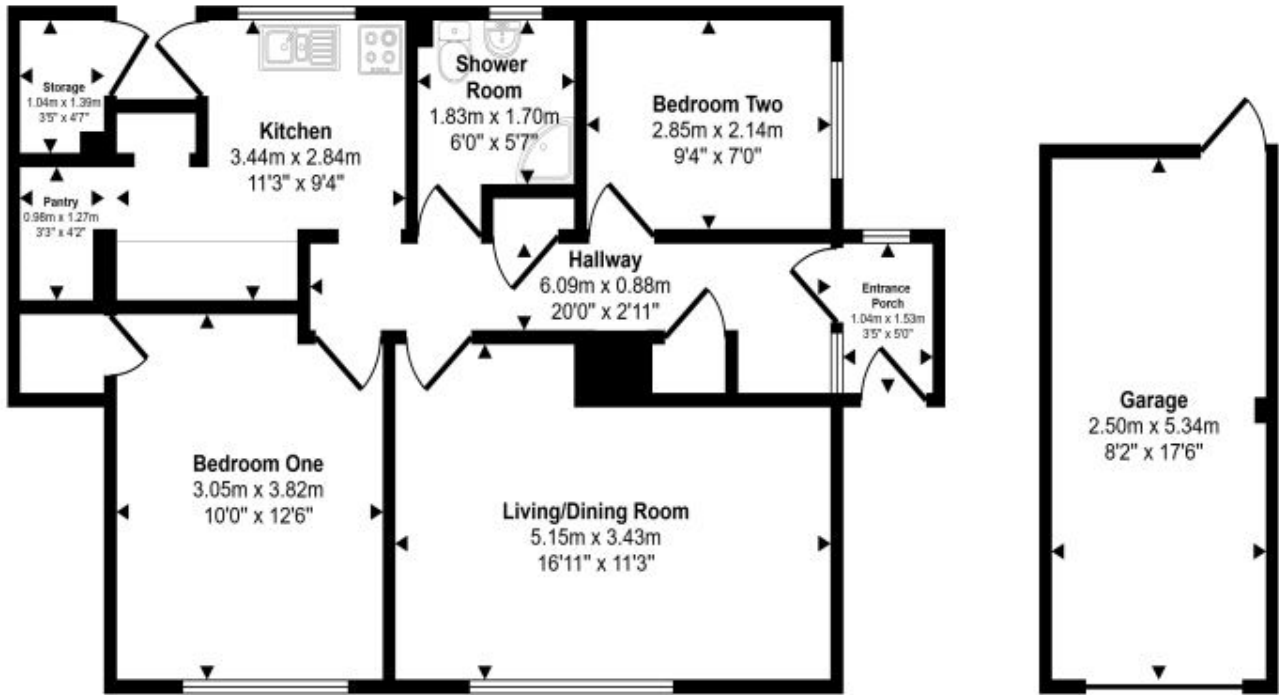






# Floorplan

Approx Gross Internal Area  
75 sq m / 809 sq ft



Floorplan  
Approx 62 sq m / 665 sq ft

Garage  
Approx 13 sq m / 144 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	