

**Heol-y-Grug, Hendreforgan, Gilfach Goch, CF39 8UY**  
**£100,000**



- South-Facing Garden
- Combi Boiler
- Off-Road Parking
- Close To Local Amenities
- No Onward Chain
- Fantastic Views
- Modernisation Required
- Ideal First Time Buy
- EPC Rating TBC

# Description...

James Douglas is delighted to welcome this three bedroom semi-detached property to the market, being sold with no onward chain and set in the ever popular area of Hendreforgan, Gilfach Goch. This property is perfect for an array of different buyers' looking to put their own stamp down on a property. In brief terms the accommodation comprises an entrance hallway, living room, kitchen and dining room all on the ground floor. Upstairs there are three good sized bedrooms and a recently renewed wet room. Mains gas fired central heating (Baxi combi boiler) and UPVC double glazed windows and doors throughout. Driveway parking for one or two vehicles. A mostly level plot with a south-facing rear garden. Potential to extend (STP) EPC TBC. Council tax band A.

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

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

**\*\*SOLAR PANELS\*\***

Heol-Y-Grug, Hendreforgan is within a few minutes drive of Gilfach Goch and Tonyrefail town centres which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Hendreforgan Community Primary School & Abercerdin Primary School with the local comprehensive being Tonyrefail Community School. There is also a useful mainline railway in Tonypandy. Easy access to the A4119/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

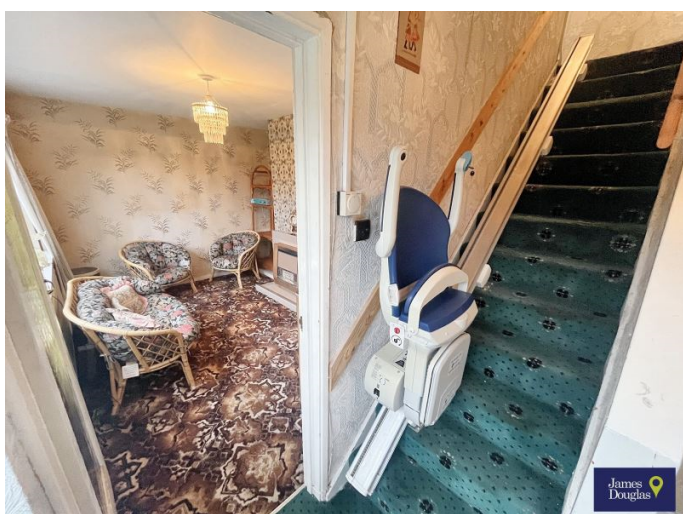
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Tenure: Freehold  
EPC: TBC  
Council Tax Band: A  
Please note this property is subject to grant of probate

# Accommodation...

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





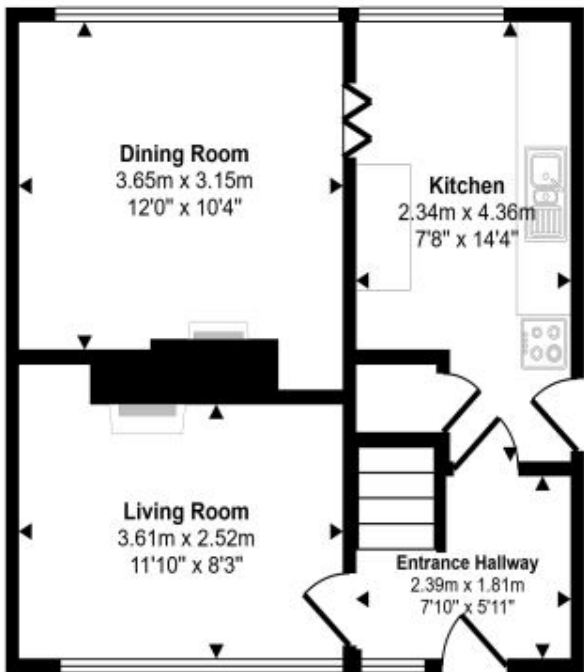






# Floorplan

Approx Gross Internal Area  
79 sq m / 848 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft



First Floor  
Approx 40 sq m / 432 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 