



Rhyd-yr-Helyg, Nantgarw, Cardiff, CF15 7SX

£260,000



- Generous Rear Garden
- Great A470/M4 Access
- Double Garage
- Off-Road Parking
- Combi Boiler
- Superb Family Home
- Gated Driveway
- Very Well-Presented
- EPC Rating TBC

Description...

James Douglas is delighted to welcome this three bedroom semi-detached property to the market. Set in the ever popular area of Nantgarw, Cardiff. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living room (with log burner), dining room and kitchen on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Mains gas fired central heating (combi boiler) and UPVC double glazed windows and doors throughout. Gated off-road parking for multiple vehicles to the front and side with a rear detached double garage/workshop with log burner. Large north-west facing rear garden space complimented by patio slabs, fake grass, chippings, block paving, trees and shrubbery. EPC TBC. Council tax band C.

****FANTASTIC SIZED LANDSCAPED GARDEN****

****OFF-ROAD PARKING AND A LARGE DETACHED DOUBLE GARAGE (IN TANDEM)****

FANTASTIC OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM SEMI-DETACHED HOME. BEAUTIFULLY LANDSCAPED GARDEN. OFF-ROAD PARKING FOR MULTIPLE VEHICLES AND A LARGE DETACHED DOUBLE GARAGE. A TRULY FABULOUS FAMILY HOME.

****IMMACULATE CONDITION THROUGHOUT****

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

Rhyd-Yr-Helyg is within close proximity of Nantgarw, nine minutes drive to Pontypridd town centre or within a couple of minutes drive of the local cinema, bowlplex, restaurant facilities and collage. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ffynnon Taff Primary School & Ysgol Ty Coch with the local high school being Cardinal Newman R.C. Comprehensive School. There are useful mainline railway stations in Treforest and Taffs Well. 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: C

Accommodation...

- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Garage/Workshop
- Outside
- Directions



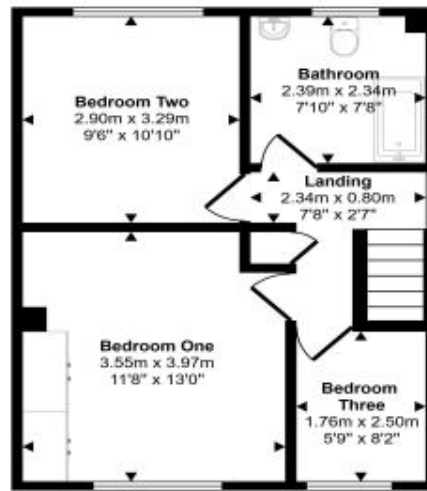


Floorplan

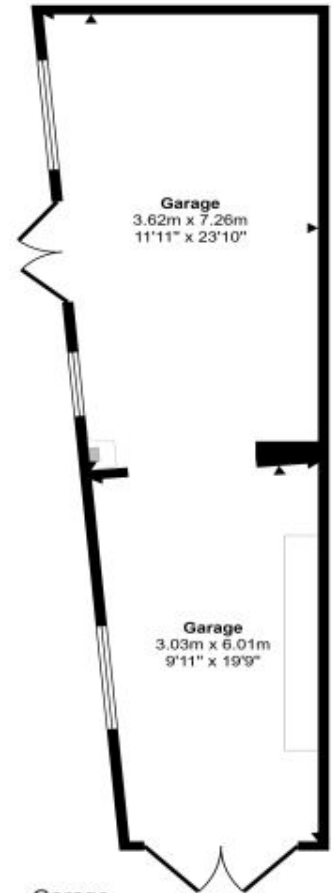
Approx Gross Internal Area
120 sq m / 1296 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 41 sq m / 438 sq ft



Garage
Approx 41 sq m / 436 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			WAITING VALUES
(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		