



Moorland Heights, The Common, Pontypridd, CF37 4AQ
£235,000



- **Two Double Bedrooms**
- **Great A470/M4 Access**
- **Off-Road Parking**
- **Fantastic Views**
- **Excellent Location**
- **Combi Boiler**
- **Potential to Extend (STP)**
- **Multifuel Log Burner**
- **Very Well-Presented**
- **EPC Rating D**

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, especially those looking to downsize with no refurbishment required. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen, hallway, bathroom, bedroom one and bedroom two all on the ground floor. Mains gas fired central heating (Worcester combi boiler to loft) and UPVC double glazed windows and doors throughout. Off-road parking for two cars. Steps lead up to the front door. Patio slabs and chippings complement the south-facing front garden space. Side access. The rear garden is spacious and low maintenance. Complemented by patio slabs, decking, a block built shed with power, log storage and a brook. EPC D potential C. Council tax band C.

****FANTASTIC CONDITION THROUGHOUT****

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

****OFF-ROAD PARKING FOR TWO VEHICLES****

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 & BATHROOM****

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

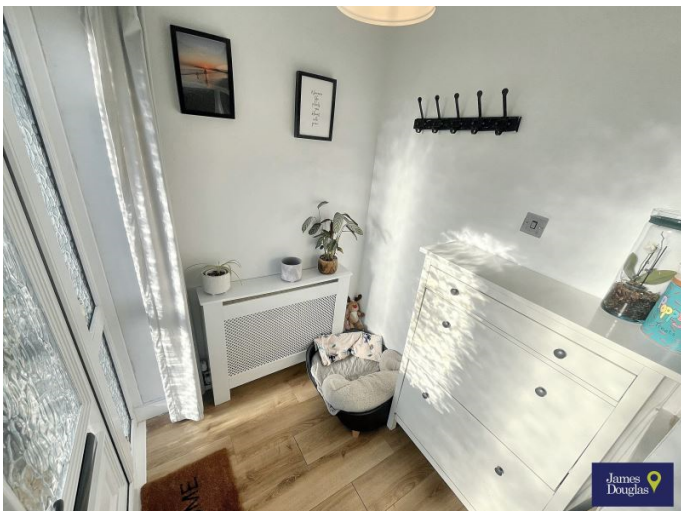
Tenure: Freehold

EPC: D

Council Tax Band: C

Accommodation...

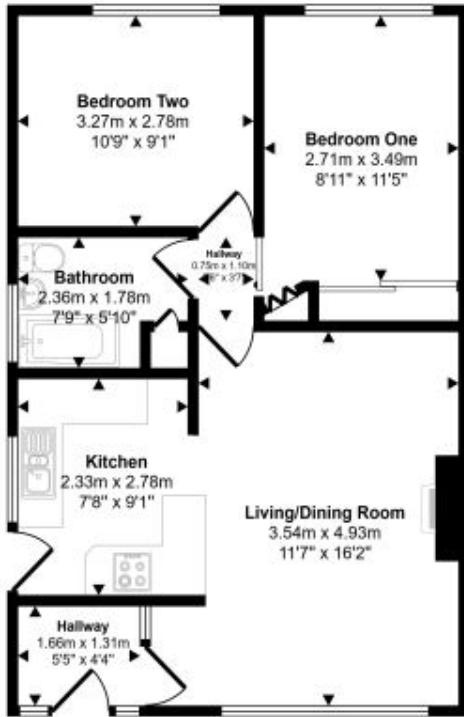
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Hallway
- Bedroom One
- Bedroom Two
- Bathroom
- Loft
- Outside
- Directions



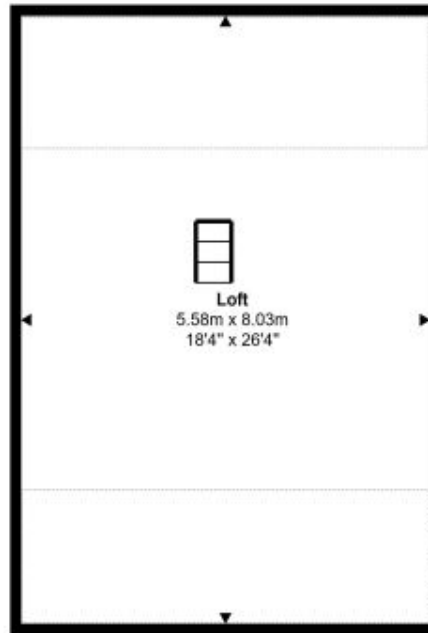


Floorplan

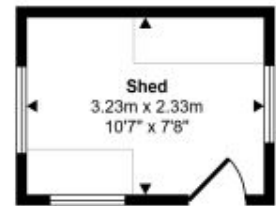
Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft



First Floor
Approx 45 sq m / 482 sq ft



Shed
Approx 8 sq m / 81 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

