



Lanwern Road, Maesycoed, Pontypridd, CF37 1EQ

£220,000



- Three Double Bedrooms
- Close To Local Amenities
- Well Presented Throughout
- Combi Boiler
- South-Facing Garden
- Fantastic Views
- Excellent Location
- Generous Living Space
- EPC Rating D

Description...

James Douglas is delighted to welcome this four bedroom terrace property to the market. Set in the extremely sought after area of Maesycloed, Pontypridd. The perfect first-time-buy, investment or someone looking to upsize. In brief terms the accommodation comprises an entrance porch, hallway, dining room, living room, kitchen, hallway and bathroom all on the ground floor. Upstairs there are three double bedrooms, a single bedroom and a WC. Mains gas fired central heating (Main combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. The rear garden is set over two tiers with low maintenance space and rear access. EPC D potential B. Council tax band C.

****MODERN THROUGHOUT****

****EXTREMELY SOUGHT AFTER LOCATION****

****FANTASTIC VIEWS TO FRONT****

Lanwern Road, Maesycloed is within walking distance of Pontypridd town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. Lanwern Road is within walking distance to the local convenience store and bus stop. The local primary schools are Maes-Y-Coed Primary School & Ysgol G.G. Evan James 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.

****SOUTH-FACING REAR GARDEN SPACE****

****OPPOSITE LOCAL PARK AND MAESYCOED PRIMARY SCHOOL****

****MOVE-IN READY****

Additional Information

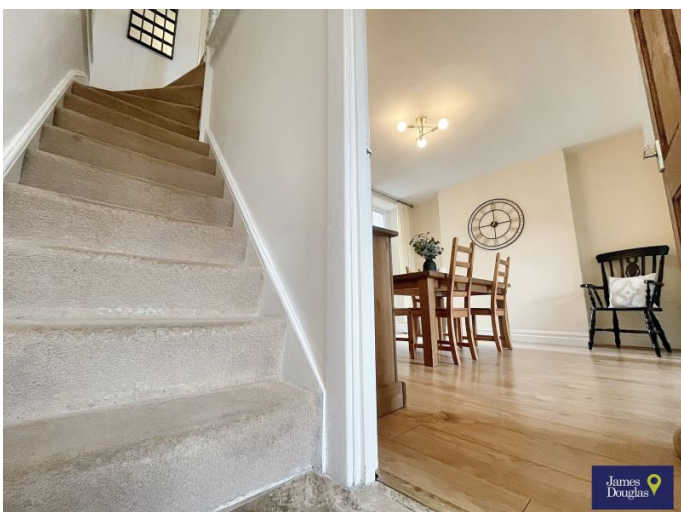
Tenure: Freehold

EPC: D

Council Tax Band: C

Accommodation...

- Entrance Porch
- Hallway
- Dining Room
- Living Room
- Kitchen
- Hallway
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- WC
- Outside
- Directions



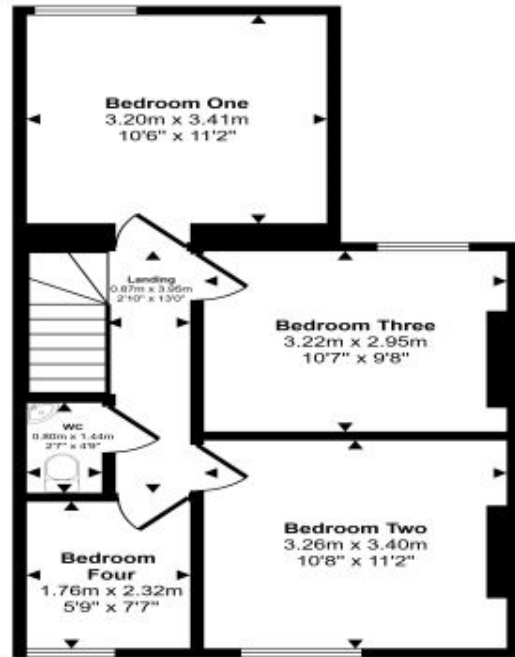


Floorplan

Approx Gross Internal Area
102 sq m / 1100 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft



First Floor
Approx 46 sq m / 492 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			
(81-91) B			83
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		