



**Wingfield Close, The Common, Pontypridd, CF37 4AB**  
**£262,000**



- Great A470/M4 Access
- Excellent Location
- Fantastic Views
- Single Garage
- Modern Fitted Kitchen
- Combi Boiler
- Upstairs Bathroom
- Potential to Extend (STP)
- EPC Rating TBC

# Description...

James Douglas are thrilled to welcome this three bedroom semi-detached property to the market, being set in the ever popular area of The Common, Pontypridd. This property is perfect for any prospective buyer. In brief terms the accommodation comprises an entrance porch, hallway, living room, dining room, kitchen and conservatory all on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front and a single garage. Steps lead up to the front door. The front garden is complemented by patio slabs, real grass, chippings, trees and shrubbery. Side access. East facing sloping rear garden. Complemented by block paving, real grass, trees, shrubbery and a fish pond. Fantastic views to the front. EPC TBC. Council tax band D.

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

**\*\*WELL PRESENTED & MODERN THROUGHOUT\*\***

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

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM SEMI-DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF 'THE COMMON', PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*GARAGE TO FRONT\*\***

**\*\*POTENTIAL TO CREATE OFF-ROAD PARKING TO FRONT\*\***

**\*\*TWO RECEPTION ROOMS AND THREE BEDROOMS\*\***

Common Road 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: TBC

Council Tax Band: D

# Accommodation...

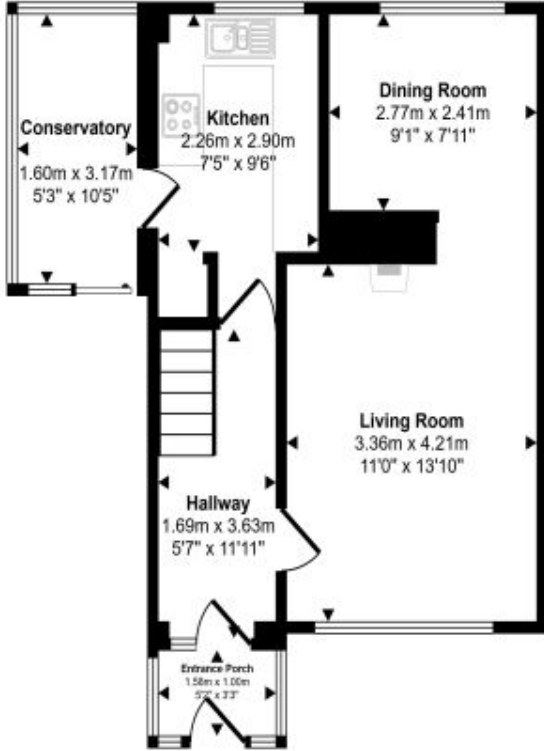
- Entrance Porch
- Hallway
- Living Room
- Dining Room
- Kitchen
- Conservatory
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions



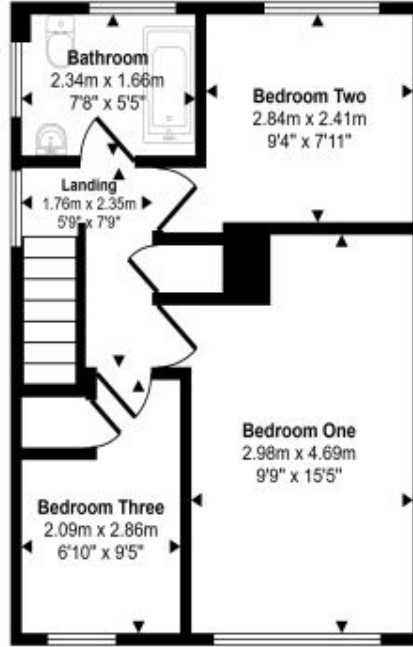


# Floorplan

Approx Gross Internal Area  
95 sq m / 1020 sq ft



Ground Floor  
Approx 45 sq m / 486 sq ft



First Floor  
Approx 38 sq m / 409 sq ft



Garage  
Approx 12 sq m / 125 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			
(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		