



Mound Road, Maesycoed, Pontypridd, CF37 1EE

£190,000



- Close To Local Amenities
- Great A470/M4 Access
- Downstairs Bathroom
- Well Presented Throughout
- South-Facing Garden
- Generous Kitchen-Diner
- Combi Boiler
- Loft Room
- EPC Rating E

Description...

James Douglas is delighted to welcome this three bedroom with loft room 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 hallway, living/dining room, kitchen/breakfast room, hallway and bathroom all on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a pull-down ladder giving access to the loft room. Mains gas fired central heating (Baxi combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. The rear garden is south-facing and set over two tiers with low maintenance space complemented by fake grass. Rear access. EPC E potential D. Council tax band C.

****MODERN KITCHEN & BATHROOM****

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

****VERY WELL KEPT AND MAINTAINED****

Mound 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. Mound 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****

****POTENTIAL TO TURN LOFT ROOM INTO OFFICIAL FOURTH BEDROOM (STP)****

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

Additional Information

Tenure: Freehold

EPC: E

Council Tax Band: C

Accommodation...

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





Floorplan

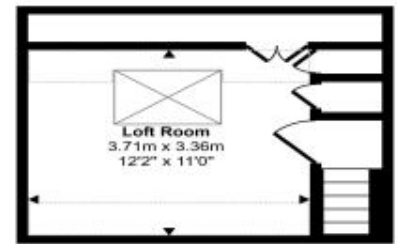
Approx Gross Internal Area
107 sq m / 1153 sq ft



Ground Floor
Approx 59 sq m / 634 sq ft



First Floor
Approx 30 sq m / 319 sq ft



Second Floor
Approx 19 sq m / 200 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E	48		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		