



**Pantygraigwen Road, Pantygraigwen, Pontypridd, CF37**

**2RS**



- **Three Double Bedrooms**
- **Downstairs Bathroom**
- **Combi Boiler**
- **Close To Local Amenities**
- **Fantastic Views**
- **Generous Living Space**
- **Great A470/M4 Access**
- **No Onward Chain**
- **EPC Rating D**

# Description...

James Douglas are delighted to welcome this three double bedroom end of terrace character property to the market. Being sold with no onward chain. Set in the ever popular area of Pantygraigwen, Pontypridd. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, bathroom, living/dining room and porch on the ground floor. Upstairs there are three double bedrooms. Mains gas fired central heating (Baxi combi boiler) and UPVC double glazed windows and doors pretty much throughout. On-street parking. A low maintenance plot with north-east facing garden space. EPC D potential B. Council tax band B.

**\*\*NO ONWARD CHAIN\*\***

**\*\*CHARMING CHARACTER PROPERTY\*\***

**\*\*STUNNING VIEWS TO FRONT\*\***

**\*\*THREE GOOD SIZED DOUBLE BEDROOMS\*\***

Pantygraigwen Road, Pantygraigwen is within walking distance of Pontypridd town centre or within a couple of minutes drive. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary School & Ysgol G.G. Evan James 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.

## Additional Information

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Tenure: Freehold

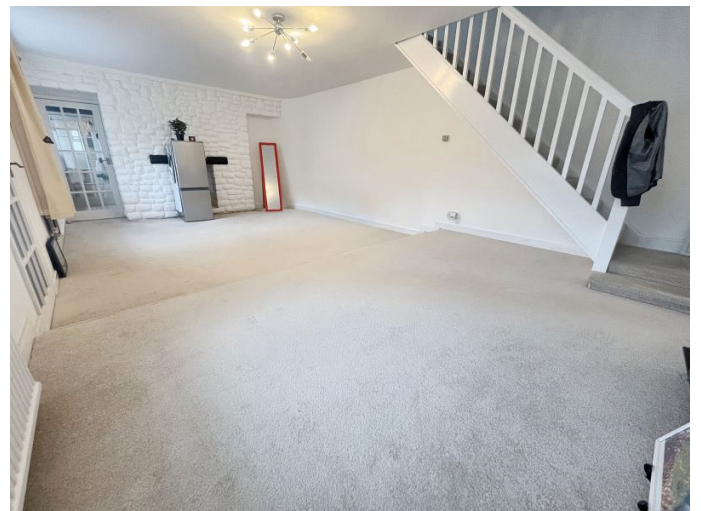
EPC: D

Council Tax Band: B

# Accommodation...

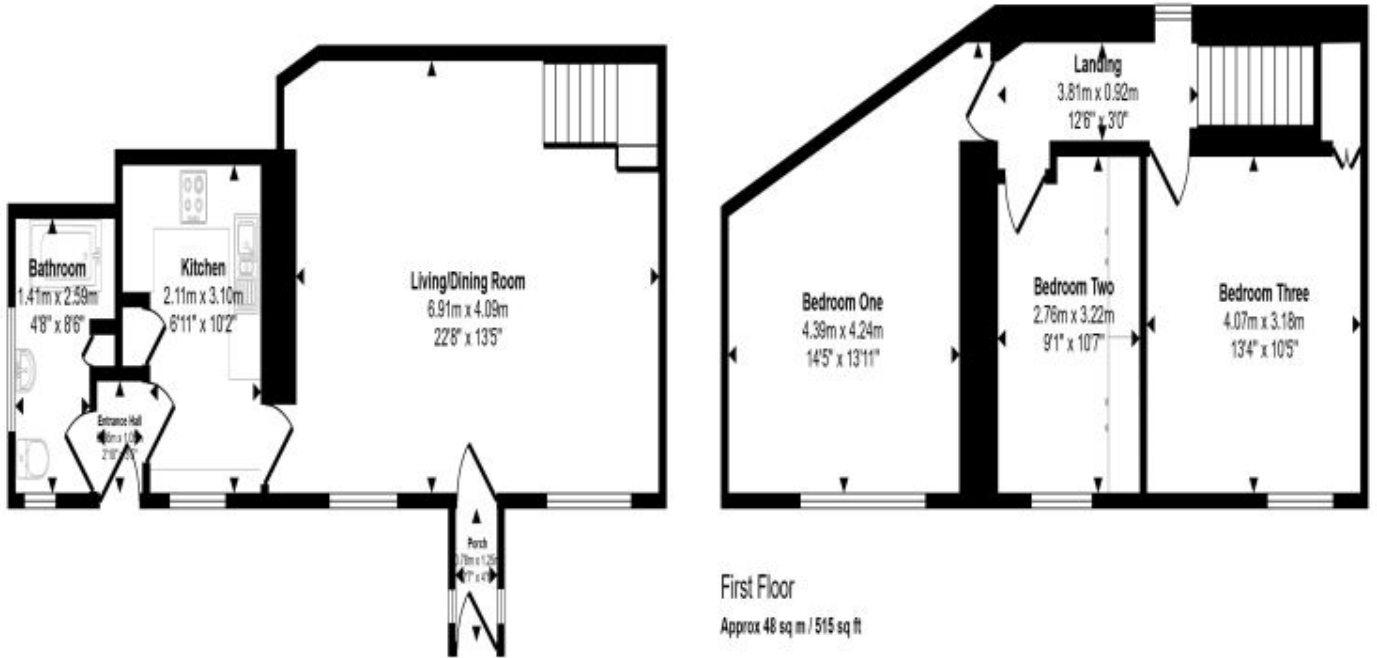
- Entrance Hallway
- Bathroom
- Kitchen
- Living/Dining Room
- Porch
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
93 sq m / 1003 sq ft



Ground Floor  
Approx 45 sq m / 488 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 390.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		