



Llys Corrwg, Rhydyfelin, Pontypridd, CF37 5EJ

£275,000



- **Corner Plot**
- **Great A470/M4 Access**
- **Low Maintenance Rear Garden**
- **Double Garage**
- **Off-Road Parking**
- **Close To Local Amenities**
- **Excellent Location**
- **En-Suite**
- **EPC Rating TBC**

Description...

James Douglas is delighted to welcome this four bedroom detached property to the market, being set in the ever popular area of Rhydyfelin, Pontypridd. This property is perfect for any prospective buyer looking for that perfect family home. In brief terms the accommodation comprises an entrance hallway, WC, living room, dining room and kitchen all on the ground floor. Upstairs there are three double bedrooms, one single bedroom, family bathroom and en-suite to bedroom one all on the first floor. Mains gas fired central heating and UPVC double glazed throughout. Access to driveway parking for multiple vehicles and a double garage. Side access. A two tier rear plot complemented by patio slabs, grass, trees and shrubbery. Potential to extend (STP). EPC TBC. Council tax band E.

****FLOORPLAN AND 3D TOUR TO FOLLOW****

****CORNER PLOT****

****FANTASTIC FAMILY HOME****

****OFF-ROAD PARKING AND DOUBLE GARAGE****

Llys Corrwg, Rhydyfelin is within seven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Gynradd Gymraeg Awel Taf & St Michael's R.C. Primary School with the local comprehensive being Cardinal Newman R.C. Comprehensive School & Ysgol Afon Wen (primary & secondary). There is also a useful mainline railway in Treforest and Pontypridd town centres. 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: Leasehold
Lease Term Remaining: 60 years
Lease End Date: 01/01/2086
Service Charge: £200 P/A
EPC: TBC
Council Tax Band: E

Accommodation...

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





Floorplan

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	