



Lanwood Road, Graigwen, Pontypridd, CF37 2EP

£240,000



- Combi Boiler
- Potential to Extend (STP)
- Modern Throughout
- Loft Room
- Landscaped Garden
- Excellent Location
- Fantastic Views
- Off-Road Parking
- EPC Rating TBC

Description...

James Douglas is delighted to welcome this extended three bedroom semi-detached with loft room property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize or for those looking to downsize. Whilst the property is already extended to the front, there would be scope to extend further (STP) and is noticeable by looking at some of the adjacent properties close-by. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen and lean-to all on the ground floor. The car port to the side also has a rear storage room with WC. Upstairs there are two double bedrooms, a single bedroom, shower room and a pull down ladder from bedroom two giving access to the loft room on the second floor. Mains gas fired central heating (combi boiler) and UPVC double glazed throughout (renewed in 2022). Off-road driveway parking and a carport. Three tier, north facing rear garden space complemented by patio slabs, fake grass, trees and shrubbery. You also have a garden room and a greenhouse with rear access to the woodlands. EPC TBC. Council tax band C.

****POTENTIAL TO EXTEND FURTHER - STP****

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

****3D VIDEO TOUR AVAILABLE****

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

****BRAND NEW ROOF 2024****

****OFF-ROAD PARKING AND CARPORT****

****VERY WELL PRESENTED AND WELL KEPT THROUGHOUT****

The Whiterock estate is within a few minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway 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

Tenure: Freehold

Accommodation...

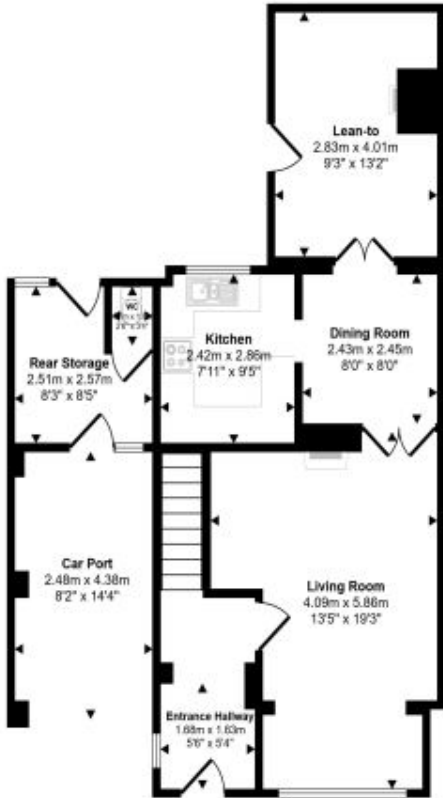
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Lean-to
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Loft Room
- Outside
- Directions





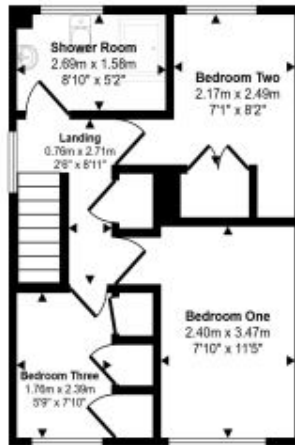
Floorplan

Approx Gross Internal Area
118 sq m / 1266 sq ft

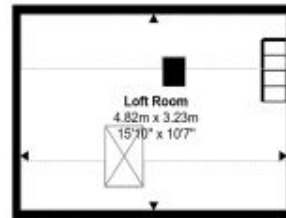


Ground Floor
Approx 60 sq m / 649 sq ft

▭ Denotes head height below 1.9m



First Floor
Approx 35 sq m / 378 sq ft



Second Floor
Approx 16 sq m / 167 sq ft



Garden Room
Approx 7 sq m / 72 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 bathrobes suitcases are representations only and may not look like the real items. Made with Made Spraggy 300.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			WAITING VALUES
(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	