



Dyffryn Crescent, Rhydyfelin, Pontypridd, CF37 5RU

£190,000



- Ideal First Time Purchase
- Three Double Bedrooms
- Close To Local Amenities
- Combi Boiler
- Downstairs Bathroom
- Well Presented Throughout
- Excellent Location
- Great A470/M4 Access
- EPC Rating E

Description...

James Douglas is delighted to welcome this three double bedroom semi-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, bathroom, living room and kitchen/diner all on the ground floor. Upstairs there are three double bedrooms. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed throughout. Gated access to the front garden is mostly laid to lawn. Side access. A large north-east facing tiered rear plot complemented by patio slabs and real grass. There are also two handy storage sheds. Potential to extend (STP). EPC E potential C. Council tax band B.

****NICELY PRESENTED THROUGHOUT****

****THREE DOUBLE BEDROOMS****

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

Dyffryn Crescent, 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

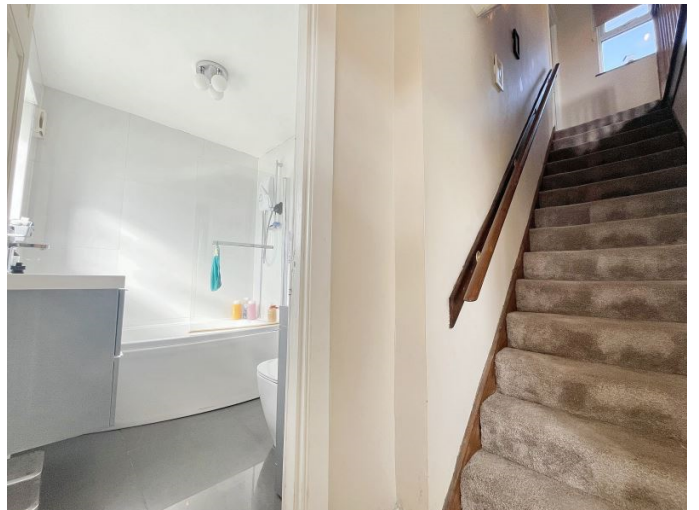
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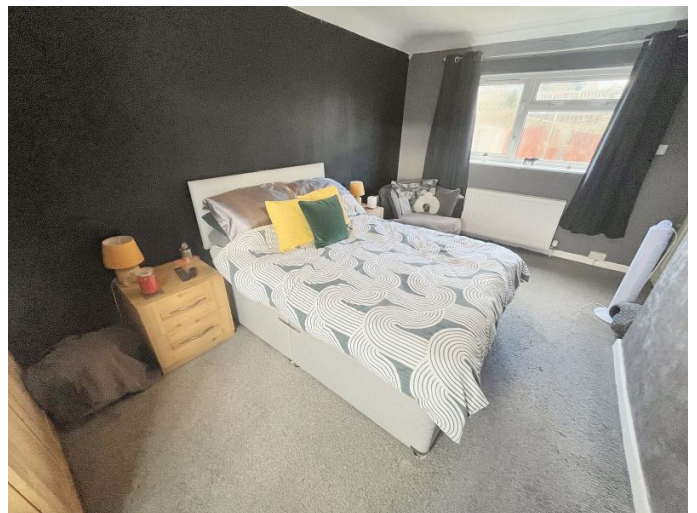
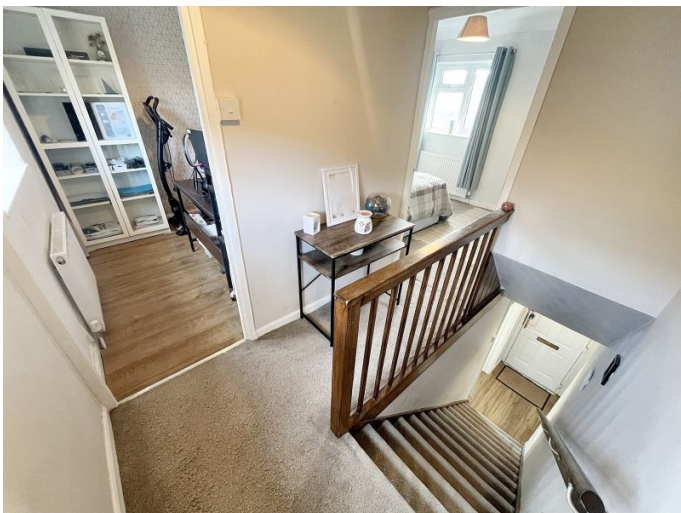
EPC: E

Council Tax Band: B

Accommodation...

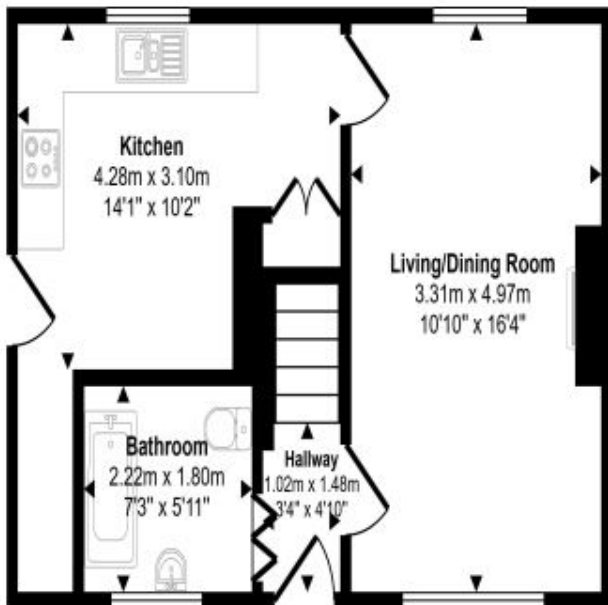
- Entrance Hallway
- Bathroom
- Living Room
- Kitchen/Dining Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



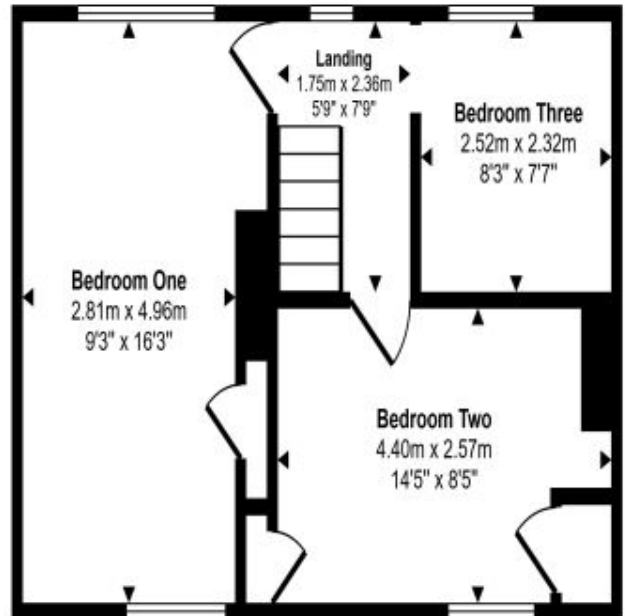


Floorplan

Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 39 sq m / 420 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 | | | 75 |
| (55-68) D | | | |
| (39-54) E | | 44 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |