



**Barry Road, Pwllgwaun, Pontypridd, CF37 1HY**

**£175,000**



- **No Onward Chain**
- **South-Facing Garden**
- **Great A470/M4 Access**
- **New Windows & Doors 2022/2023**
- **New Kitchen 2023**
- **Perfect First-time-buy**
- **Close To Local Amenities**

# Description...

James Douglas is delighted to welcome this charming, immaculately presented three bedroom terrace property to the market. Being sold with no onward chain. Set in the ever popular area of Pwllgwaun, Pontypridd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance porch, hallway, living room, kitchen/diner, hallway and bathroom on the ground floor. Upstairs there are two double bedrooms and a single bedroom. Mains gas fired central heating (Ariston combi boiler) and recently renewed UPVC double glazed throughout (composite front door). On-street parking. South facing, low maintenance level plot complemented by patio slabs, fake grass and a handy storage shed. Rear access. EPC C potential B. Council tax band B.

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

**\*\*SOUTH FACING REAR GARDEN\*\***

**\*\*3D WALK THROUGH AVAILABLE\*\***

**\*\*CURTAINS AND BLINDS INCLUDED\*\***

Barry Road, Pwllgwaun 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. Barry Road is also in close proximity to Barry Sidings Country Park. The local primary schools are Trehopcyn Primary School & Maes-Y-Coed 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.

## Additional Information

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Tenure: Freehold

EPC: C

Council Tax Band: B

# Accommodation...

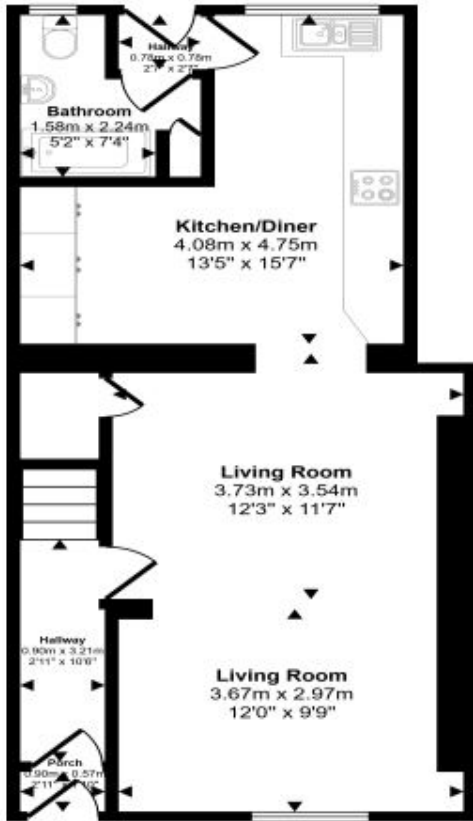
- Entrance Porch
- Hallway
- Living Room
- Kitchen/Diner
- Hallway
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



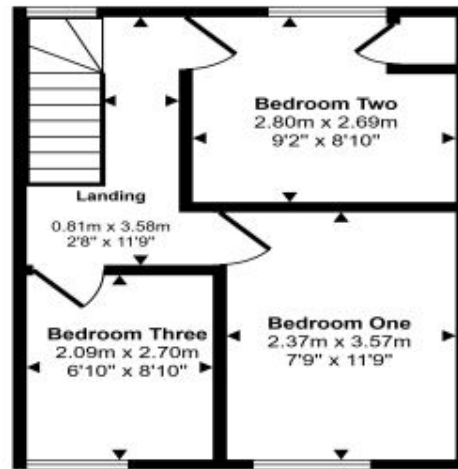


# Floorplan

Approx Gross Internal Area  
81 sq m / 867 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 29 sq m / 317 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			86
(69-80) C		72	
(55-68) D			
(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		