



Howell Street, Cilfynydd, Pontypridd, CF37 4NR

£165,000



- **No Onward Chain**
- **Great A470/M4 Access**
- **Close To Local Amenities**
- **Modern Fitted Kitchen**
- **Excellent Location**
- **Combi Boiler**
- **Fantastic Views**
- **Well Presented Throughout**
- **EPC Rating D**

Description...

James Douglas are delighted to welcome this three bedroom mid terrace property to the market. Being sold with no onward chain. Set in the popular area of Cilfynydd, Pontypridd. The perfect first-time-buy or buy-to-let investment. In brief terms the accommodation comprises an entrance , living/dining room, kitchen and bathroom on the ground floor. Upstairs there are three good sized bedrooms. Mains gas fired central heating and UPVC double glazed throughout. On-street parking. A nice plot with well maintained two tier rear garden space. EPC D potential C. Council tax band B.

****NO ONWARD CHAIN****

****MODERN AND WELL PRESENTED THROUGHOUT****

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

Set in the popular area of Cilfynydd, Pontypridd and within a seven minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Cilfynydd Primary School & Craig-Yr-Hesg Primary with the local comprehensive 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. Viewings are thoroughly recommended.

Additional Information

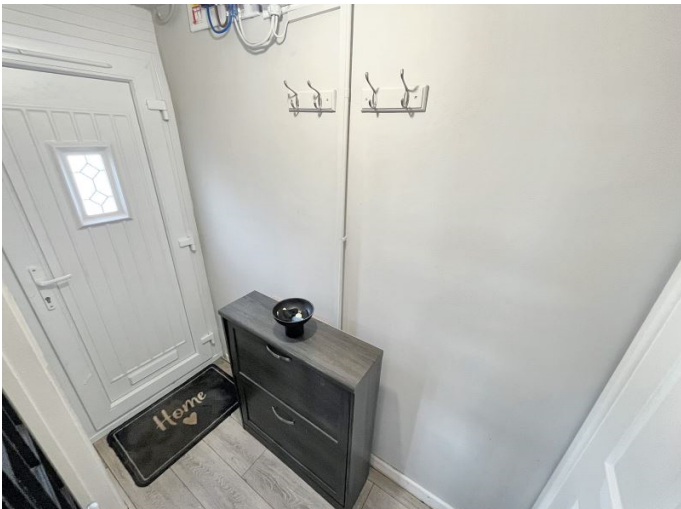
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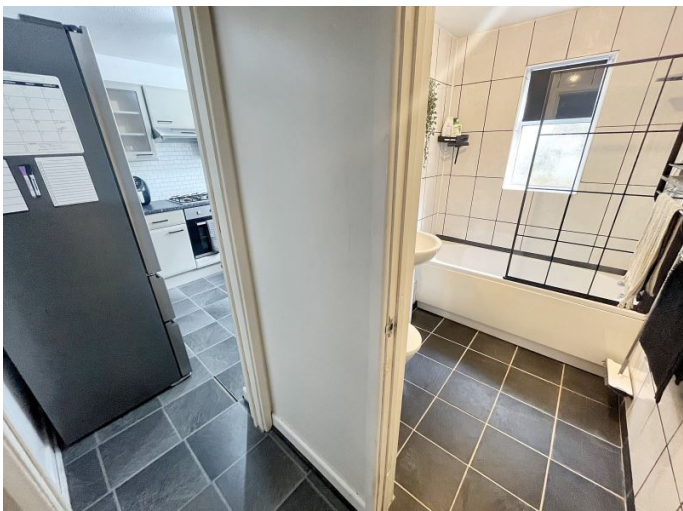
EPC: D

Council Tax Band: B

Accommodation...

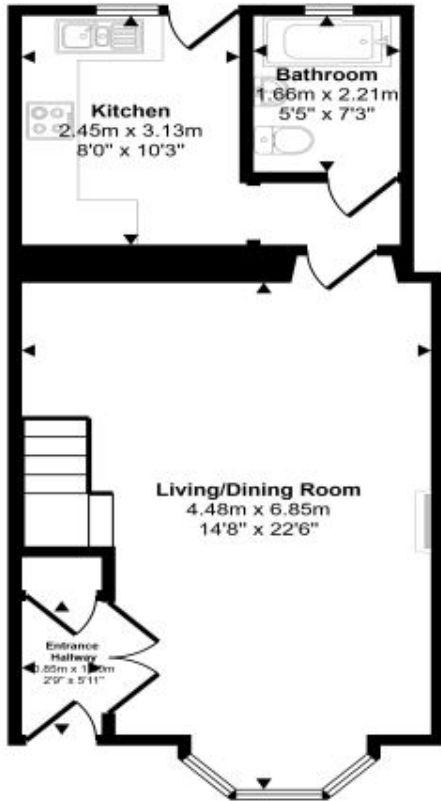
- Entrance Hallway
- Living/Dining Room
- Hallway
- Bathroom
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



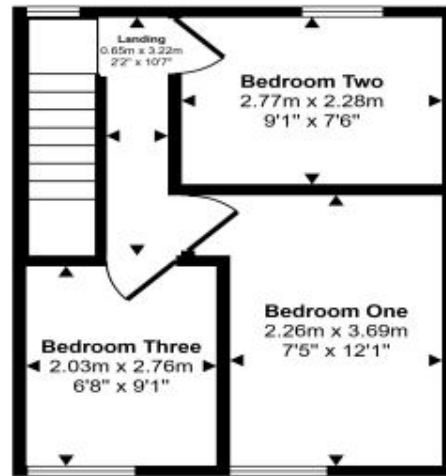


Floorplan

Approx Gross Internal Area
71 sq m / 761 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 27 sq m / 293 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>			
92-100	A		
81-91	B		87
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	