



Pencoed Avenue, The Common, Pontypridd, CF37 4AN
£200,000



- No Onward Chain
- Modernisation Required
- Great A470/M4 Access
- Sought After Location
- South-West Facing
- Extended to Rear
- Off-Road Parking
- Ideal First Time Buy
- EPC Rating TBC

Description...

James Douglas is delighted to welcome this three bedroom semi-detached property to the market, being set in the ever popular area of The Common, Pontypridd. This property is perfect for any prospective buyer looking for a bit of a project. In brief terms the accommodation comprises an entrance porch, hallway, kitchen, living/dining room and kitchen all on the ground floor. Upstairs there are two double bedrooms, a good sized single bedroom and a shower room. Mains gas fired central heating (Back boiler) and UPVC double glazed windows and doors pretty much throughout. Off-road parking for multiple vehicles. The front garden is complemented by real grass, chippings, trees and shrubbery. Side access. South-west facing rear garden. Complemented by patio slabs, real grass, trees, shrubbery, a greenhouse and a handy storage shed. EPC TBC. Council tax band D.

****SOUTH-WEST FACING REAR GARDEN SPACE****

****DEVELOPMENT OPPORTUNITY****

****POTENTIAL TO EXTEND FURTHER (STP)****

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

****OFF-ROAD PARKING TO SIDE FOR MULTIPLE VEHICLES****

****FANTASTIC, HIGHLY SOUGHT AFTER LOCATION****

****NO ONWARD CHAIN****

Pencoed Avenue is within walking distance and within a few minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedpenmaen County Primary School & Trallwng Primary School with the local high school being Pontypridd High School. There is also a useful mainline railway in Pontypridd town centre. 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: Freehold

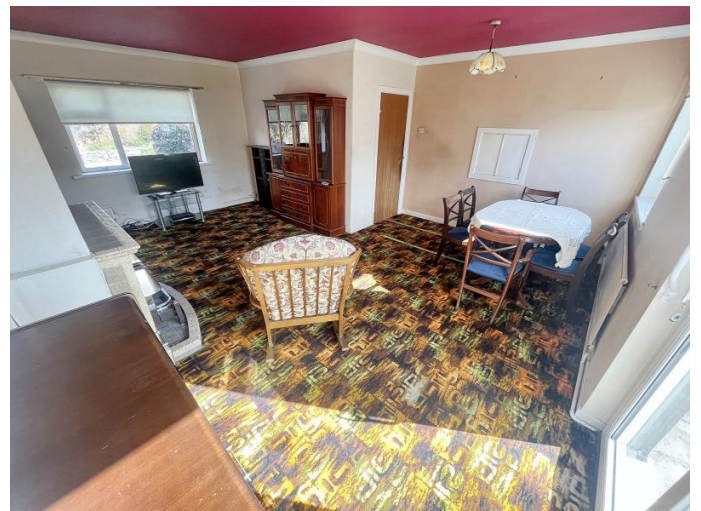
EPC: TBC

Council Tax Band: D

Accommodation...

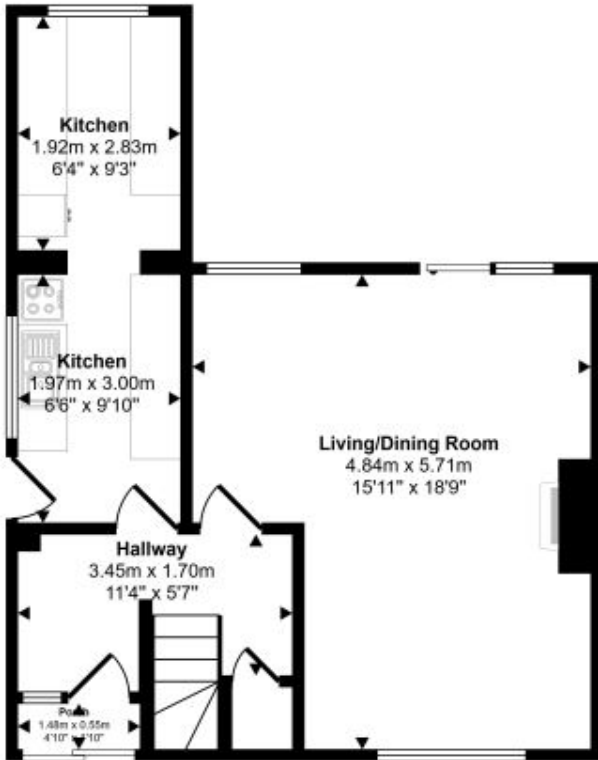
- Entrance Porch
- Hallway
- Kitchen
- Living/Dining Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Outside
- Directions



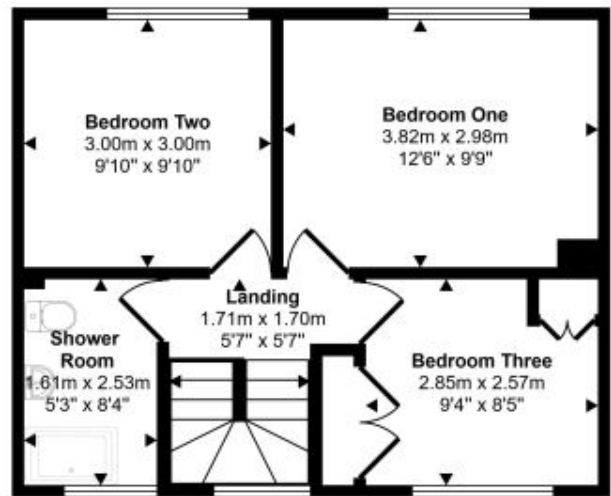


Floorplan

Approx Gross Internal Area
85 sq m / 916 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 40 sq m / 428 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		
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	