



Howell Street, Cilfynydd, Pontypridd, CF37 4NR

£180,000



- Loft Room
- Modern Throughout
- Ideal First Time Buy
- Fantastic Views
- Upstairs Bathroom
- Great A470/M4 Access
- Detached Garage
- Combi Boiler
- EPC Rating TBC

Description...

James Douglas is delighted to welcome this three bedroom mid terrace property with loft room to the market. Set in the ever popular area of Cilfynydd, Pontypridd. The perfect first-time-buy, buy-to-let investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living/dining room and kitchen on the ground floor. Upstairs there are three bedrooms and a good sized family bathroom. There is also a loft room on the second floor. Mains gas fired central heating (Main combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. A nice sized plot with easily manageable, east-facing, multi tier rear garden space with a detached garage to the rear and access from the rear lane. EPC TBC. Council tax band B.

****THREE BEDROOMS AND SPACIOUS LOFT ROOM****

****DETACHED GARAGE TO REAR****

****BEAUTIFULLY 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 primary/secondary comprehensive school being Ysgol Bro Taf. 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

Tenure: Freehold

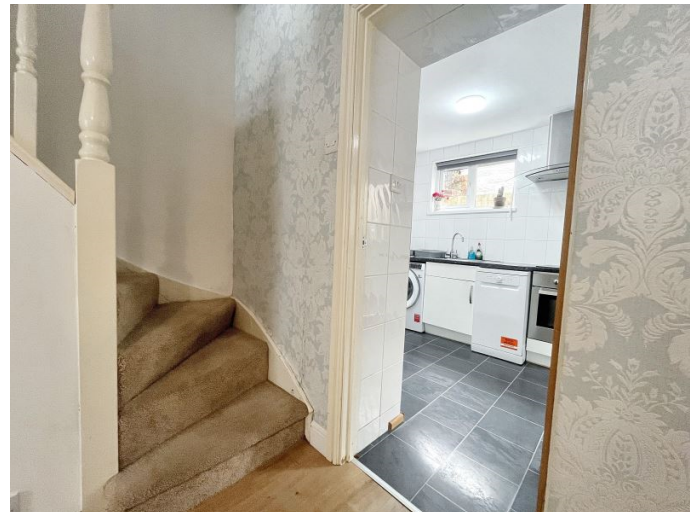
EPC: TBC

Council Tax Band: B

Accommodation...

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



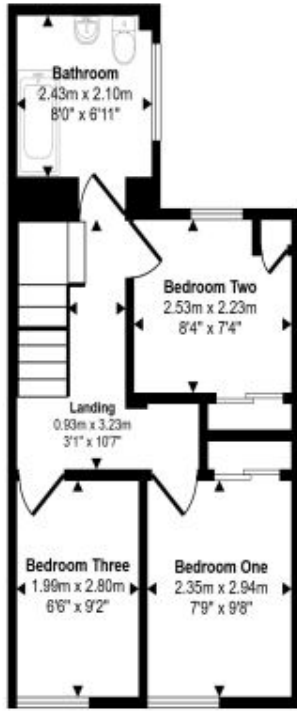


Floorplan

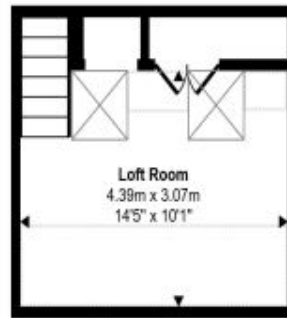
Approx Gross Internal Area
110 sq m / 1180 sq ft



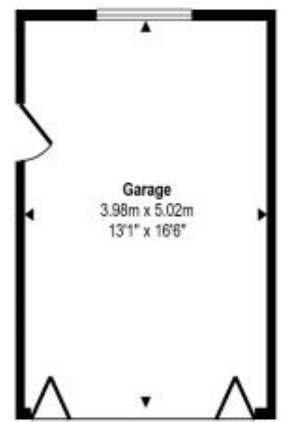
Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 35 sq m / 379 sq ft



Second Floor
Approx 16 sq m / 178 sq ft



Garage
Approx 20 sq m / 215 sq ft

Denotes head height below 1.5m

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			
(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		