

Mayfield Road, Graigwen, Pontypridd, CF37 2HE
£550,000



- **Fantastic Views**
- **Solar Panels Installed 2023**
- **Stunning Landscaped South West Facing Garden**
- **Off-Road Parking and Garage**
- **Log Burner**
- **Rare Opportunity**
- **New Roof 2022**
- **Great A470/M4 Access**

Description...

James Douglas is thrilled to welcome this five bedroom detached property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer looking for that perfect long-term family home. In brief terms the accommodation comprises an entrance hallway, office, living room, dining room, kitchen/breakfast room, utility room and WC all on the ground floor. Upstairs there are four great sized double bedrooms, a good sized single bedroom and a shower room with en-suite and balcony to bedroom one. Mains gas fired central heating (Worcester boiler) and UPVC double glazed windows and doors throughout. Off-road parking for multiple vehicles and a garage with an office above. The driveway sweeps down to a parking area with access to the side and front door. A beautifully manicured south-west facing rear garden space complemented by trees, shrubbery and a vegetable patch. The rear garden space includes pear, cherry, apple and gooseberry trees along with red and white grapes. The wisteria adds some fantastic colour dynamics to the garden space. Stunning views to the rear. Potential to extend (STP) EPC TBC. Council tax band G.

****SPECTACULOR PANORAMIC VIEWS****

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

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

UNIQUE AND RARE OPPORTUNITY TO PURCHASE THIS FIVE BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GRAIGWEN, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****NEW ROOF INSTALLED 2022****

****SOLAR PANELS INSTALLED 2023****

****BEAUTIFUL MANICURED GARDEN SPACE WITH A PLETHORA OF TREES, SHRUBBERY AND A VEGETABLE PATCH****

Mayfield Road, Graigwen is 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 Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway 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

Tenure: Freehold

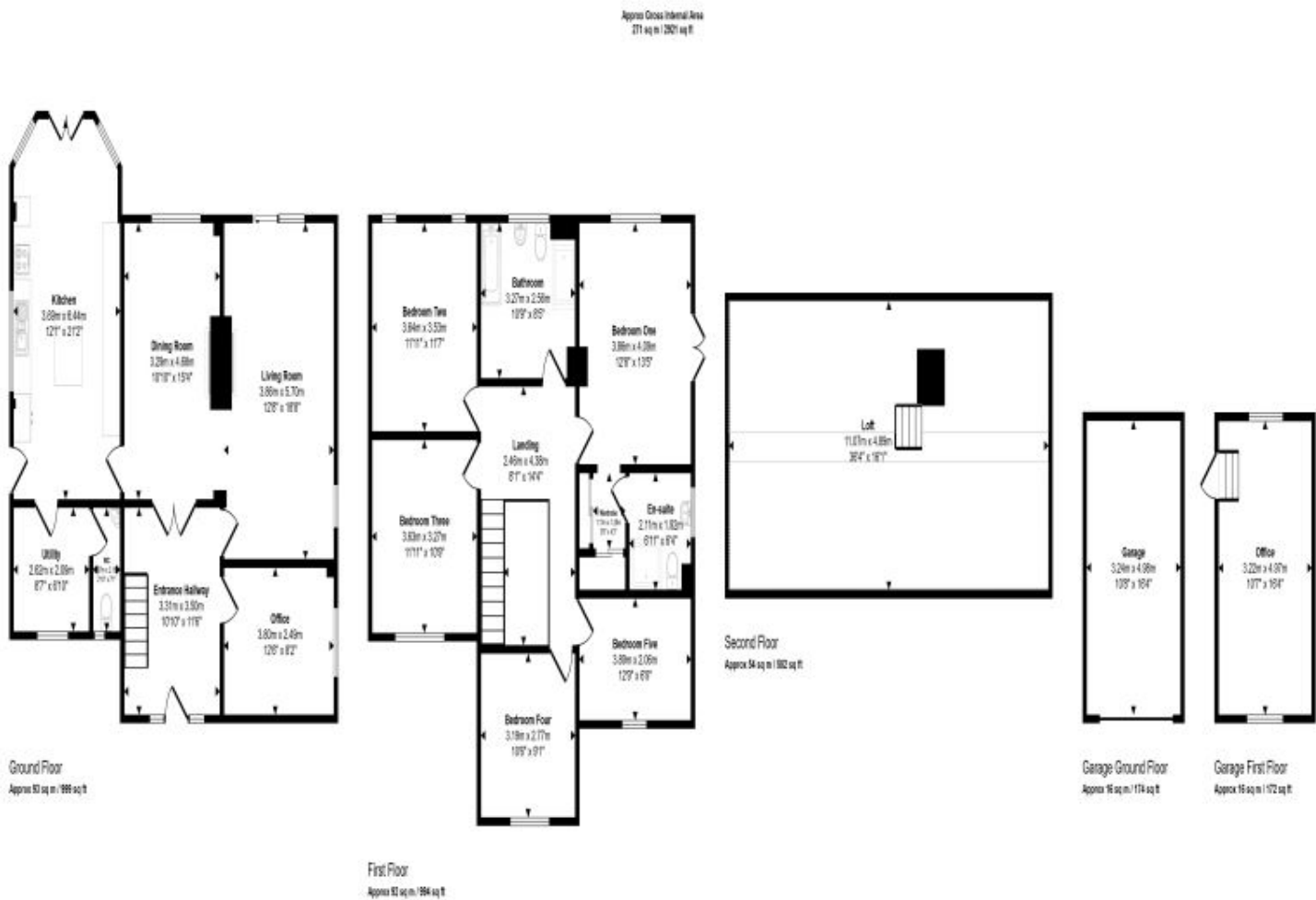
Accommodation...

- Entrance Hallway
 - Office
 - Living Room
 - Dining Room
 - Kitchen/Breakfast Room
 - Utility Room
 - WC
- Landing
 - Bedroom One
 - En-suite
 - Bedroom Two
 - Bedroom Three
 - Bedroom Four
 - Bedroom Five
 - Garage





Floorplan



Denote head heightline 1.9m

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. Items of furniture such as bathroom suites are representative only and may not include the full range of items. Made with Modu Group's 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	