

Nant Y Dall Avenue, Rhydyfelin, Pontypridd, CF37 5LE
£200,000



- Great A470/M4 Access
- Off-Road Parking
- South-East Facing
- Ideal First Time Purchase
- Modern Fitted Kitchen
- No Onward Chain
- Upstairs Shower Room
- Low Maintenance Rear Garden

Description...

James Douglas is delighted to welcome this four bedroom end of terrace property to the market, being set in the ever popular area of Rhydyfelin, Pontypridd. Sold with no onward chain. This property is perfect for an array of different buyers including first-time-buyers, investors or for those looking for that perfect family home. In brief terms the accommodation comprises an entrance porch, hallway, living/dining room and kitchen/breakfast room all on the ground floor. Upstairs there are two double bedrooms, two single bedrooms and a modern shower room. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows and doors throughout. Off-road parking for one car. The front garden is gated and complemented by patio slabs. Side access. South-east facing, level rear garden complemented by patio slabs and a concrete base. There is also a handy block built outbuilding. Potential to extend (STP). EPC TBC. Council tax band C.

****NO ONWARD CHAIN****

****FANTASTIC FAMILY HOME****

****OFF-ROAD PARKING FOR ONE CAR****

****3D VIDEO TOUR AVAILABLE****

Nant Y Dall Avenue, Rhydyfelin is within seven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Gynradd Gymraeg Awel Taf & St Michael's R.C. Primary School with the local comprehensive being Cardinal Newman R.C. Comprehensive School & Ysgol Afon Wen (primary & secondary). There is also a useful mainline railway in Treforest and Pontypridd town centres. 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: C
Please note property sale is subject to grant of probate

Accommodation...

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



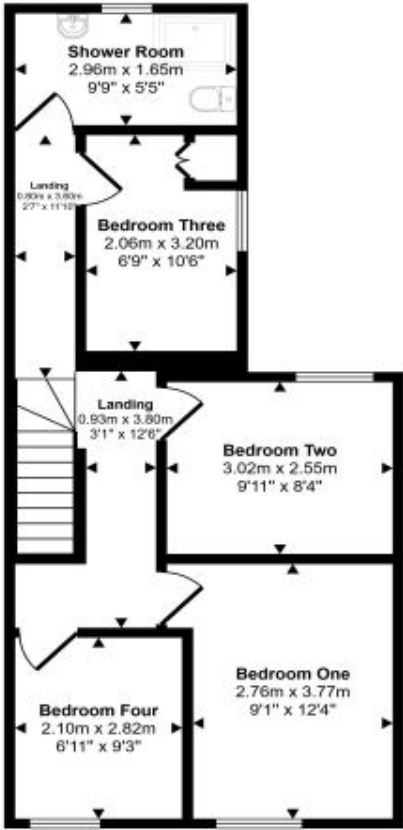


Floorplan

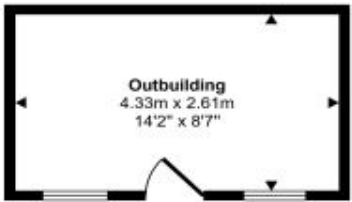
Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft



First Floor
Approx 49 sq m / 527 sq ft



Outbuilding
Approx 11 sq m / 122 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
Very energy efficient - lower running costs		
(92- 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	