



**Mitchells Terrace, Graig, Pontypridd, CF37 1QZ**  
**£135,000**



- Great A470/M4 Access
- Close To Local Amenities
- Fantastic Views
- Ideal First Time Buy
- Combi Boiler
- Fully Rental Compliant
- No Onward Chain
- Three Storey
- EPC Rating D

# Description...

James Douglas is delighted to welcome this three bedroom, three storey terrace property to the market. Set in the popular location of Mitchells Terrace, Graig. Being sold with no onward chain. The perfect first-time-purchase or investment property. In brief terms the accommodation comprises an entrance hallway, living room and dining room on the ground floor. Basement level, there is a kitchen, shower room and a family bathroom. Upstairs there are two double bedrooms and a single bedroom. Mains gas fired central heating (ideal combi boiler) and UPVC double glazed windows and doors throughout. A decent sized two tier rear garden space complemented by a concrete base, patio slabs, real grass, trees and shrubbery. EPC D potential C. Council tax band B.

**\*\*3D WALK THROUGH TOUR AVAILABLE\*\***

**\*\*FANTASTIC VIEWS TO THE REAR\*\***

**\*\*NO ONWARD CHAIN\*\***

**\*\*CLOSE TO LOCAL AMENITIES\*\***

Mitchells Terrace is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord, Wood Road is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and 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

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Tenure: Freehold

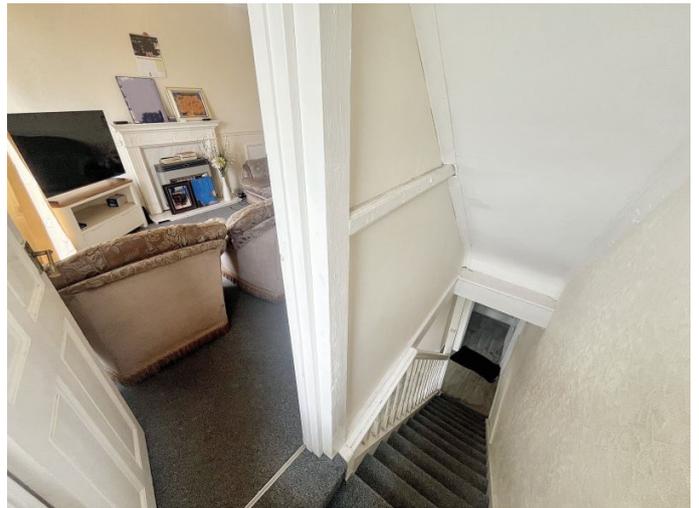
EPC: D

Council Tax Band: B

# Accommodation...

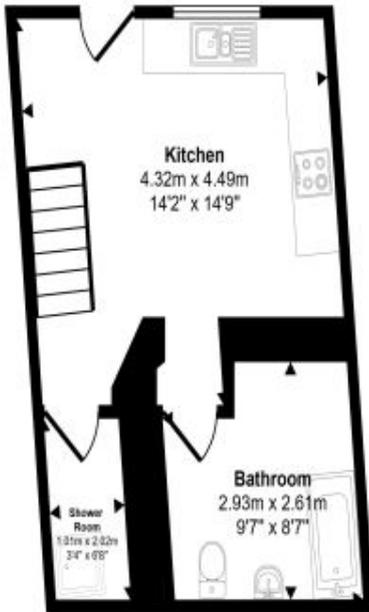
- Entrance Hallway
- Dining Room
- Living Room
- Kitchen
- Shower Room
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



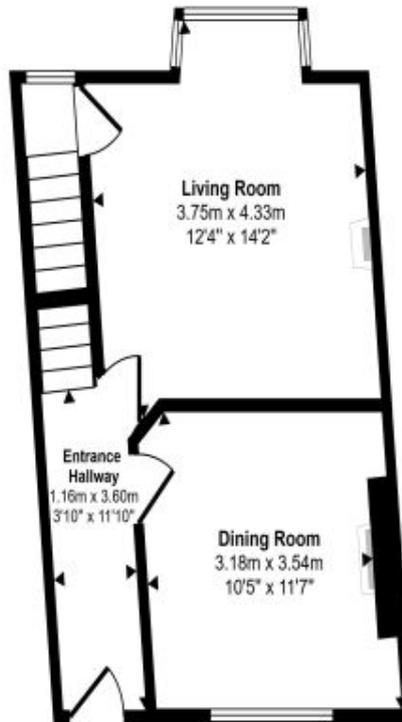


# Floorplan

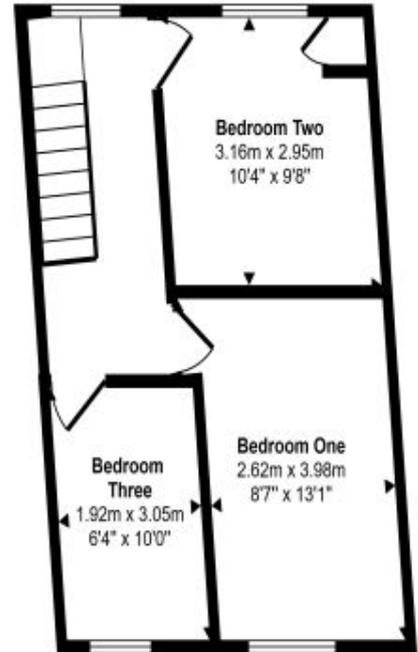
Approx Gross Internal Area  
94 sq m / 1013 sq ft



Lower Ground Floor  
Approx 28 sq m / 299 sq ft



Ground Floor  
Approx 34 sq m / 363 sq ft



First Floor  
Approx 33 sq m / 351 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- A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		