

**Hopkinstown Road, Hopkinstown, Pontypridd, CF37 2PS**  
**£155,000**



- Three Double Bedrooms
- Characterful Property
- Downstairs Bathroom
- Combi Boiler
- Ideal First Time Buy
- Investment Opportunity
- Very Well-Presented
- Modern Fitted Kitchen
- EPC Rating B

# Description...

James Douglas is delighted to welcome this charming three double bedroom semi-detached, character cottage property to the market. Set in the ever popular area of Hopkinstown, Pontypridd. The perfect purchase for an array of different buyers. In brief terms the accommodation comprises an entrance hallway, dining room, living room, kitchen and bathroom on the ground floor. Upstairs there are three double bedrooms. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows (sash windows to front) and doors throughout. Unofficial off-road parking to the side. A nice low maintenance plot complemented by a south-west facing patio front garden and a north-east patio rear garden with side access. EPC TBC. Council tax band B.

**\*\*MODERN & WELL-PRESENTED THROUGHOUT\*\***

**\*\*FULL OF CHARM AND CHARACTER\*\***

**\*\*LOW MAINTENANCE PATIO GARDEN SPACE\*\***

**\*\*CLOSE PROXIMITY TO BARRY SIDINGS COUNTRY PARK\*\***

The village of Hopkinstown 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 Trehopcyn Primary School & Maes-Y-Coed Primary School with the local comprehensive being Pontypridd High School. There are also useful mainline railway stations in Pontypridd town centre and Trehafod Station. 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

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Tenure: Freehold  
EPC: TBC  
Council Tax Band: B

# Accommodation...

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









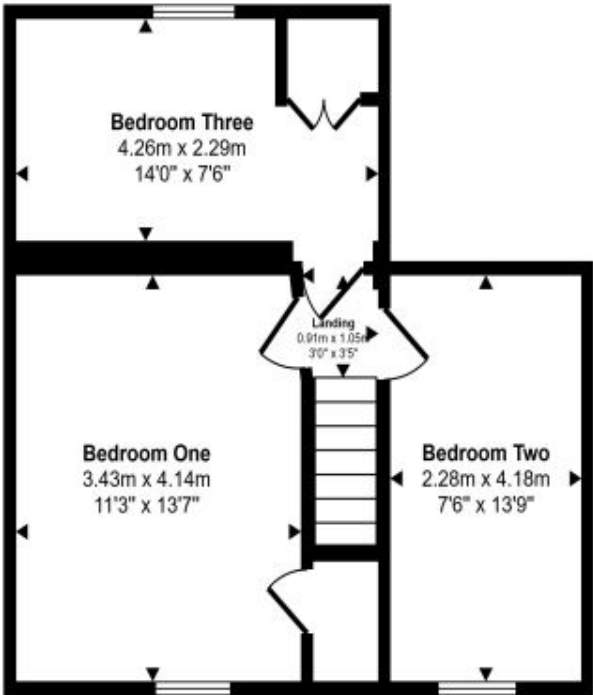


# Floorplan

Approx Gross Internal Area  
77 sq m / 829 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 40 sq m / 427 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 |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |