

**Morien Crescent , Rhydyfelin, Pontypridd, CF37 5PS**  
**£155,000**



- Off-Road Parking
- Two Double Bedrooms
- Modern Shower Room
- Well Presented Throughout
- Close To Local Amenities
- Great A470/M4 Access
- Combi Boiler
- Landscaped Garden
- EPC Rating TBC

# Description...

James Douglas is delighted to welcome this two double bedroom terrace property to the market. There is potential to extend (STP). Set in the popular area of Rhydyfelin, Pontypridd. The perfect first-time-buy, 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 two double bedrooms and a modern shower room. Mains gas fired central heating (ideal combi boiler) and UPVC double glazed windows and doors throughout. Off-road parking for two vehicles to the front. Steps lead up to the front door. The front garden is complemented by patio slabs and chippings. North-east facing three tier rear garden space complemented by Indian sandstone patio slabs, fake grass, featheredge fencing and a block built outbuilding housing the tumble dryer. EPC TBC. Council tax band B.

**\*\*OFF-ROAD PARKING FOR TWO VEHICLES\*\***

**\*\*WELL PRESENTED AND MODERN THROUGHOUT\*\***

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

**\*\*EASY ACCESS ONTO A470/M4 CORRIDOR\*\***

Morien Crescent, Rhydyfelin is within walking distance of the local village shops or within a five minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Heol-Y-Celyn Primary School & Hawthorn Primary School with the local high schools being Cardinal Newman R.C. Comprehensive School and Ysgol Afon Wen (primary & secondary). 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

Tenure: Freehold  
EPC: TBC  
Council Tax Band: B  
Please note this property is of non standard construction

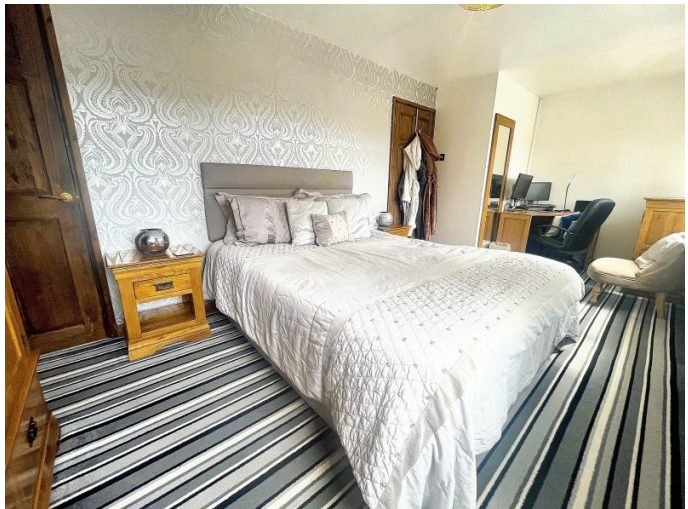
# Accommodation...

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





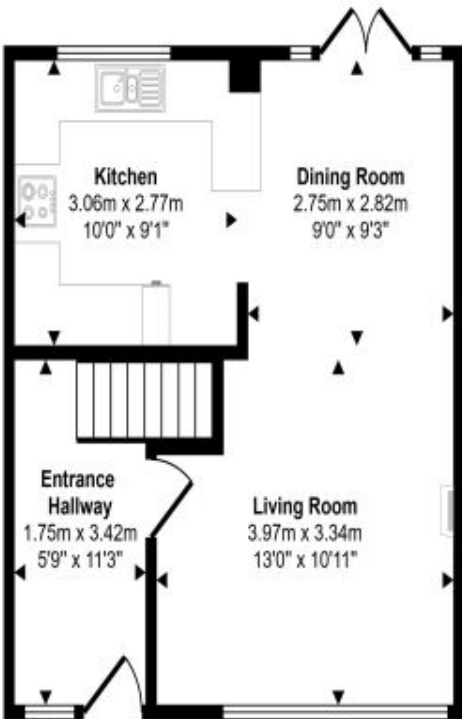




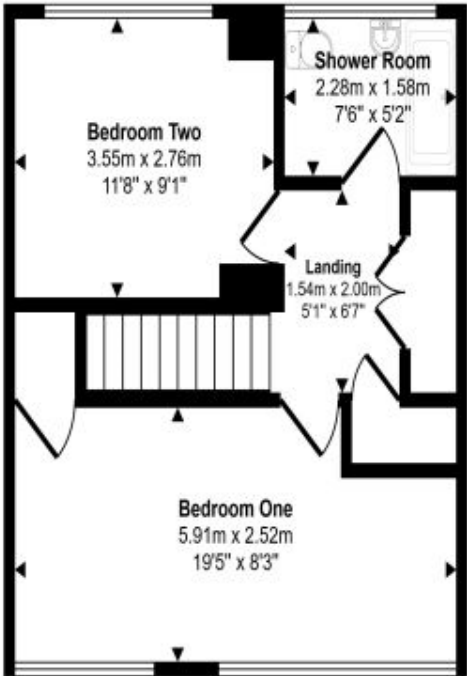


# Floorplan

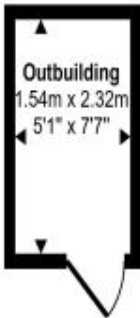
Approx Gross Internal Area  
79 sq m / 851 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 38 sq m / 409 sq ft



Outbuilding  
Approx 4 sq m / 39 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) 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