

Howell Street, Cilfynydd, Pontypridd, CF37 4NR
£175,000



- Combi Boiler
- Fantastic Views
- Ideal First Time Purchase
- Great A470/M4 Access
- Low Maintenance Rear Garden
- Well Presented Throughout
- Modern Fitted Kitchen
- Loft Room
- EPC Rating D

Description...

James Douglas is delighted to welcome this three bedroom mid terrace property with loft room to the market. Set in the ever popular area of Cilfynydd, Pontypridd. The perfect first-time-buy, buy-to-let 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 three bedrooms and a good sized four piece family bathroom. There is also a loft room on the second floor. Mains gas fired central heating (Glow-worm combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. A nice sized plot with easily manageable, east-facing, multi tier rear patio garden space and access from the rear lane. EPC D potential B. Council tax band B.

****THREE BEDROOMS AND LOFT ROOM****

****GREAT A470/M4 ACCESS****

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

****FANTASTIC VIEWS TO THE FRONT****

Set in the popular area of Cilfynydd, Pontypridd and within a seven minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Cilfynydd Primary School & Craig-Yr-Hesg Primary with the local primary/secondary comprehensive school being Ysgol Bro Taf. There is a useful mainline railway station 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. Viewings are thoroughly recommended.

Additional Information

Tenure: Freehold
EPC: D
Council Tax Band: B

Accommodation...

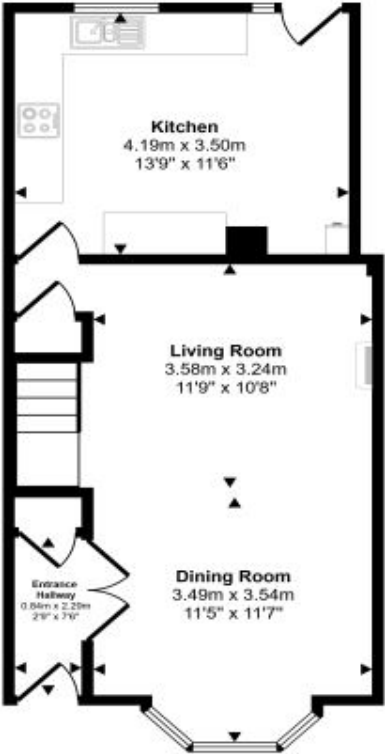
- Entrance Hallway
 - Living/Dining Room
 - Kitchen
 - Landing
 - Bedroom One
 - Bedroom Two
 - Bedroom Three
- Bathroom
 - Loft Room
 - Outside
 - Directions





Floorplan

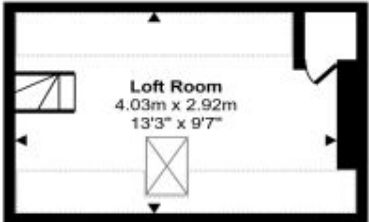
Approx Gross Internal Area
100 sq m / 1071 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 43 sq m / 459 sq ft



Second Floor
Approx 12 sq m / 134 sq ft

Denotes head height below 1.5m

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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 