

**Mill Street, Pontypridd, , CF37 2SW**  
**£300,000**



- **Four Double Bedrooms**
- **Characterful Property**
- **Great A470/M4 Access**
- **Close To Local Amenities**
- **Off-Road Parking**
- **Gated Driveway**
- **Superb Family Home**
- **Three Reception Rooms**
- **EPC Rating TBC**

# Description...

James Douglas is thrilled to welcome this four double bedroom cottage property to the market. Set in the ever popular area of Pontypridd, towards the bottom of Graigwen Road. This property is perfect for an array of different buyers looking for that perfect family home. In brief terms the accommodation comprises a living room, dining room, bathroom, office, conservatory, kitchen, shower room and lean-to all on the ground floor. You have separate staircase access via the office leading you to bedroom four. Upstairs there are three good size double bedrooms. Mains gas fired central heating (Baxi combi boiler) and UPVC double glazed windows and doors throughout. Gated off-road parking to the rear for multiple vehicles. Steps lead up to a level front garden plot with low maintenance patio space. Side access. A multi tier rear garden space complemented by a concrete base, patio slabs, real grass, chippings, trees and shrubbery. Stunning views to the front. EPC TBC. Council tax band D.

**\*\*GATED OFF-ROAD PARKING TO THE REAR\*\***

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

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR DOUBLE BEDROOM COTTAGE PROPERTY - LOCATED NEAR PONTYPRIDD TOWN CENTRE AT THE BOTTOM OF GRAIGWEN ROAD. PROPERTIES LIKE THIS ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*QUIRKY CHARACTER PROPERTY\*\***

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

Mill Street, Pontypridd is within a few minutes walk of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway 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.

## Additional Information

Tenure: Freehold  
EPC: TBC  
Council Tax Band: D

# Accommodation...

- Living Room
  - Dining Room
  - Bathroom
  - Office/Cinema Room
  - Conservatory
  - Bedroom Four/Dressing Room
  - Hallway
- Kitchen
  - Shower Room
  - Lean-To
  - Landing
  - Bedroom One
  - Bedroom Two
  - Bedroom Three
  - Outside



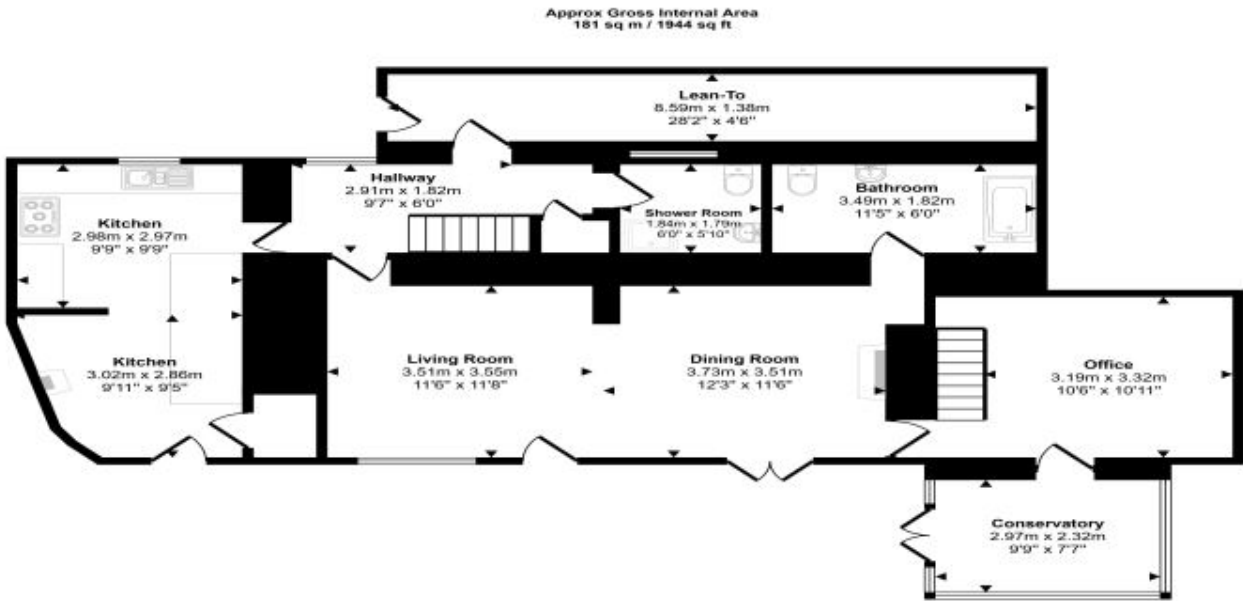




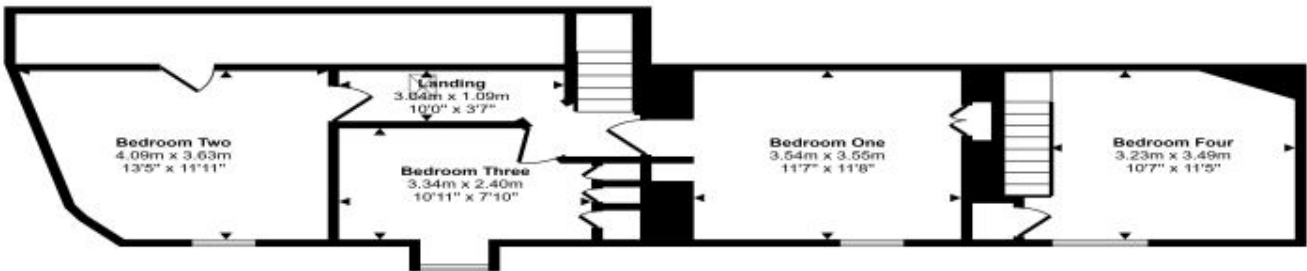




# Floorplan



Ground Floor  
Approx 113 sq m / 1215 sq ft



First Floor  
Approx 68 sq m / 728 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	