

**Queen Street, Treforest, Pontypridd, CF37 1RN**  
**£125,000**



- Close To Local Amenities
- Great A470/M4 Access
- Ideal First Time Purchase
- Detached Garage
- Low Maintenance Rear Garden
- No Onward Chain
- Upstairs Bathroom
- Modernisation Required

# Description...

James Douglas is delighted to welcome this three bedroom mid-terrace property to the market. Set in the popular area of Treforest, Pontypridd. The perfect first-time-buy, buy-to-let investment or for someone looking to downsize. This property is in close proximity to the University of South Wales. In brief terms the accommodation comprises an entrance hallway, living room, dining room and kitchen all on the ground floor. Upstairs there are two double bedrooms, a good sized single bedroom and a family bathroom. Mains gas fired central heating and UPVC double glazed windows and doors pretty much throughout. On-street permit parking. East facing level rear garden space complemented by a concrete base and real grass with access to the detached garage. EPC TBC. Council tax band C.

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

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

**\*\*RENOVATION OPPORTUNITY\*\***

**\*\*CLOSE PROXIMITY TO TOWN CENTRE AND PUBLIC TRANSPORT\*\***

Queen Street, Treforest 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. Queen Street is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and Pontypridd town centre with regular services to Cardiff. 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: C

# Accommodation...

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





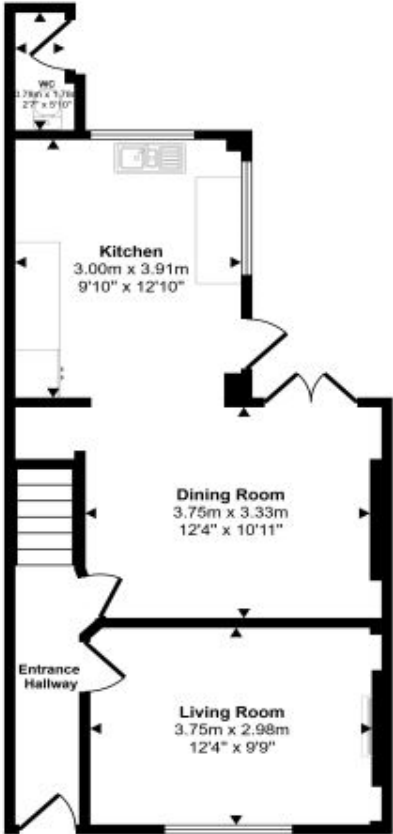




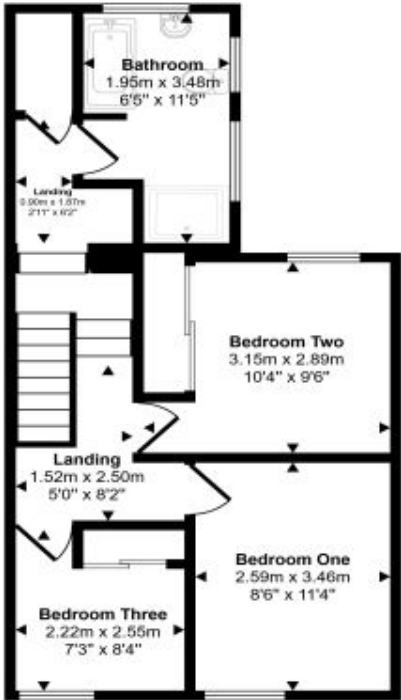


# Floorplan

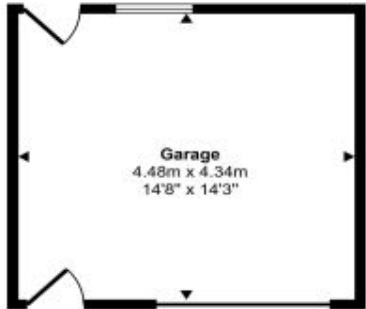
Approx Gross Internal Area  
108 sq m / 1166 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft



First Floor  
Approx 43 sq m / 462 sq ft



Garage  
Approx 19 sq m / 209 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- 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 