

**Foundry Place, Trallwn, Pontypridd, CF37 4SA**  
**£139,950**



- No Onward Chain
- Loft Room
- Ideal First Time Buy
- Close To Local Amenities
- Modern Shower Room
- Investment Opportunity
- Great A470/M4 Access
- Two Double Bedrooms
- EPC Rating D

# Description...

James Douglas is delighted to welcome this two bedroom terrace with loft room property to the market. Set in the popular area of Trallwn, Pontypridd. The perfect first-time-buy, investment or for someone looking to put their own stamp down on a property. In brief terms the accommodation comprises an entrance hallway, living room/dining room and kitchen all on the ground floor. Upstairs there are two good sized double bedrooms and a further staircase to the loft room. Mains gas fired central heating (Glow-worm combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. A level rear east facing patio courtyard garden space with rear access. EPC D potential B. Council tax band B.

**\*\*TWO DOUBLE BEDROOMS AND A LOFT ROOM\*\***

**\*\*BEING SOLD WITH NO ONWARD CHAIN\*\***

**\*\*CLOSE TO TOWN CENTRE LOCATION\*\***

**\*\*MODERN SHOWER ROOM & SEPARATE WC\*\***

New Houses, Foundry Place, Trallwn, Pontypridd is within walking distance of Pontypridd 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 Coedpenmaen County Primary School & Trallwng Infants School with the local high school being Pontypridd High School. 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.

## Additional Information

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Tenure: Freehold  
EPC: D  
Council Tax Band: B

# Accommodation...

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





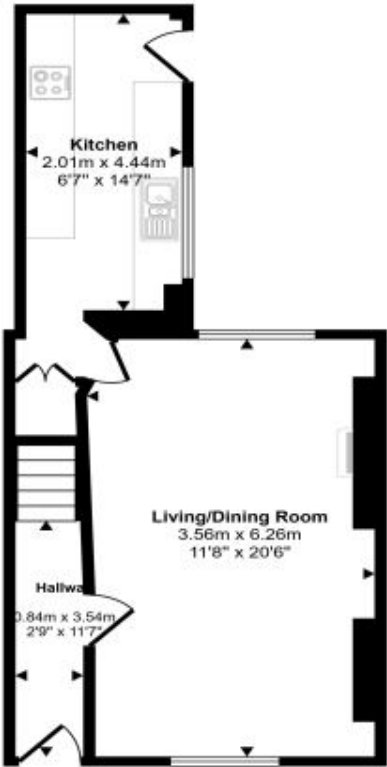






# Floorplan

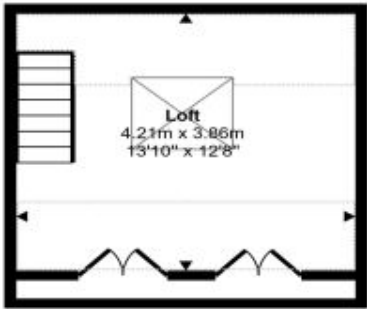
Approx Gross Internal Area  
92 sq m / 993 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft



First Floor  
Approx 36 sq m / 388 sq ft



Second Floor  
Approx 18 sq m / 194 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

