

**Dan Yr Allt Close, Rhydyfelin, Pontypridd, CF37 5EF**  
**£210,000**



- No Onward Chain
- Fully Rental Compliant
- South-West Facing
- Close To Local Amenities
- Great A470/M4 Access
- Ideal First Time Buy
- Cul-De-Sac Location
- Well Presented Throughout
- EPC Rating C

# Description...

James Douglas is delighted to welcome this extended three bedroom semi-detached property to the market, being set in the ever popular area of Rhydyfelin, Pontypridd. Being sold with no onward chain. This property is perfect for any prospective buyer looking for that perfect family home or investment opportunity. In brief terms the accommodation comprises an entrance hallway, living room and large open plan L-shape kitchen/diner all on the ground floor. Upstairs there are two double bedrooms, one single bedroom and a family bathroom. Mains gas fired central heating and UPVC double glazed windows and doors throughout. Access to a shared driveway parking for two vehicles to the side with potential to create further off-road parking to the front. Side access. South-west facing, low maintenance rear garden complemented by patio slabs, fake grass, real grass and chippings. Potential to extend further (STP). EPC C potential B. Council tax band C.

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

**\*\*SOUTH-WEST FACING REAR GARDEN\*\***

**\*\*PERFECT FIRST-TIME-BUY OR INVESTMENT PROPERTY (FULLY RENTAL COMPLIANT)\*\***

**\*\*SHARED OFF-ROAD PARKING TO SIDE WITH POTENTIAL TO CREATE FURTHER OFF-ROAD PARKING TO THE FRONT\*\***

Dan-Yr-Allt Close, Rhydyfelin is within seven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Gynradd Gymraeg Awel Taf & St Michael's R.C. Primary School with the local comprehensive being Cardinal Newman R.C. Comprehensive School & Ysgol Afon Wen (primary & secondary). There is also a useful mainline railway in Treforest and Pontypridd town centres. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

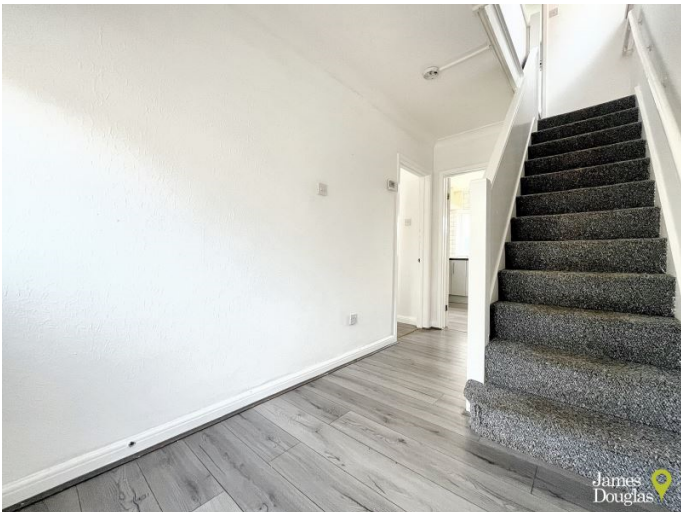
## Additional Information

Tenure: Freehold  
EPC: C  
Council Tax Band: C

# Accommodation...

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





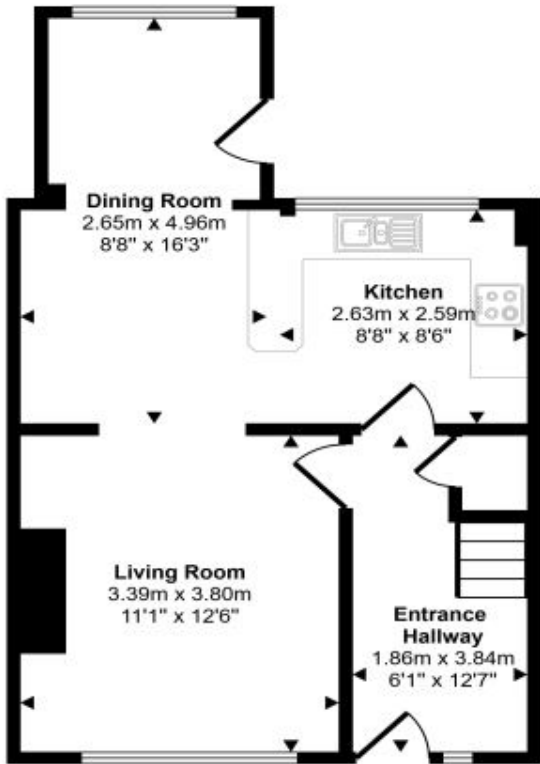




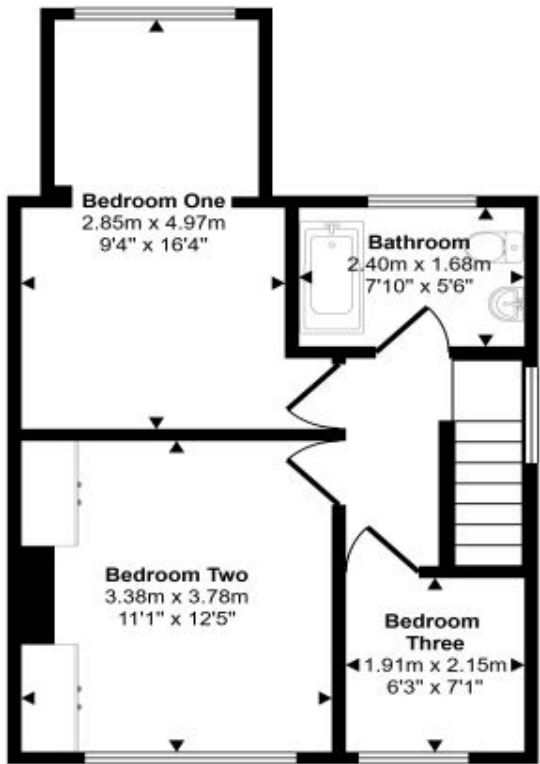


# Floorplan

Approx Gross Internal Area  
82 sq m / 881 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 41 sq m / 441 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

