

**Raymond Terrace, Treforest, Pontypridd, CF37 1ST**  
**£140,000**



- South-West Facing
- Close To Local Amenities
- Ideal First Time Buy
- Investment Opportunity
- Combi Boiler
- No Onward Chain
- Great A470/M4 Access
- Fantastic Views
- EPC Rating TBC

# Description...

James Douglas is delighted to welcome this three bedroom mid-terrace property to the market. Being sold with no onward chain. Set in the popular area of Treforest, Pontypridd. The perfect first-time-buy, 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, kitchen and bathroom all on the ground floor. Upstairs there are two double bedrooms and a good sized single bedroom. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. Steps lead up to the front door. The front garden is complemented by a multi tier space consisting of a concrete base and shrubbery. South-west facing level rear garden space with a handy storage shed and an outbuilding. Level rear lane access. EPC TBC. Council tax band B.

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

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

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

**\*\*BEAUTIFUL VIEWS TO FRONT\*\***

Raymond Terrace, 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. Most importantly for any prospective landlord, Raymond Terrace is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and 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: TBC  
Council Tax Band: B

# Accommodation...

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





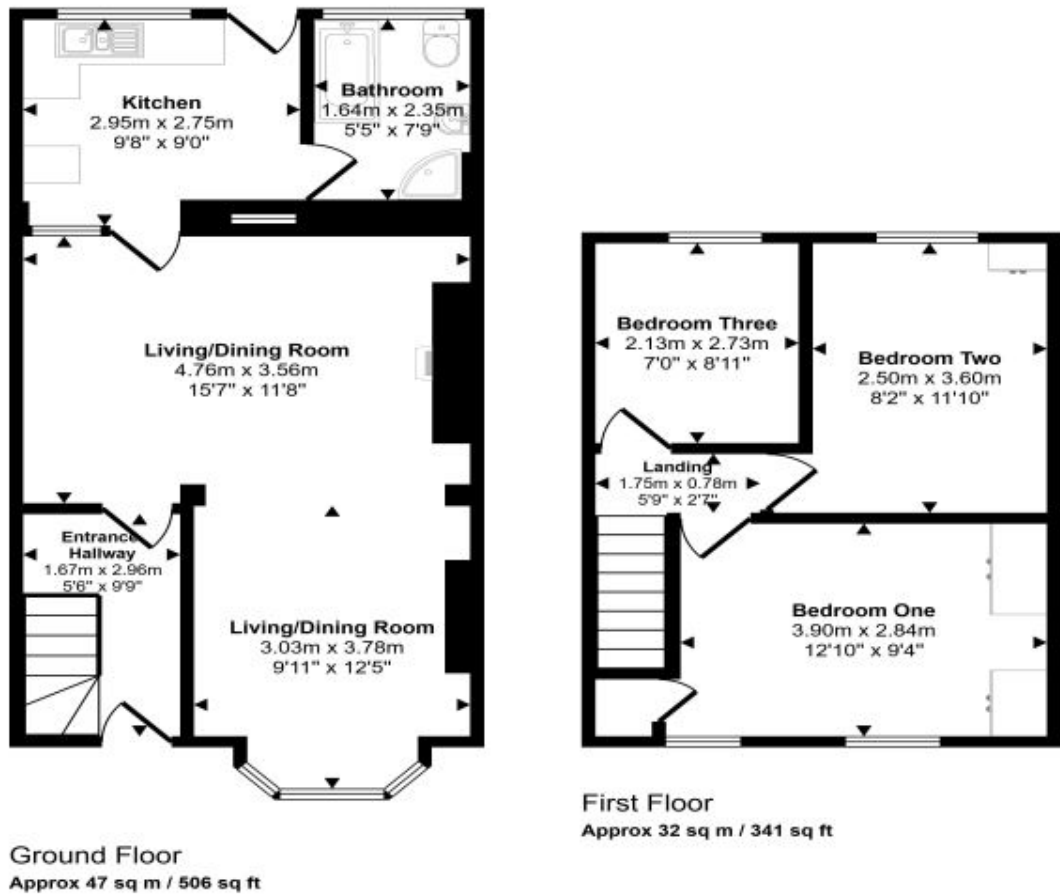






# Floorplan

Approx Gross Internal Area  
79 sq m / 847 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 