

Pantygraigwen Road, Pantygraigwen, Pontypridd, CF37 2RS



- No Onward Chain
- Extended to Rear
- Fantastic Views
- Detached Garage
- Upstairs Bathroom & Downstairs WC
- Larger Than Average Property For The Street
- Superb Family Home

Description...

James Douglas is thrilled to welcome this extended three double bedroom semi-detached character property to the market. Set in the ever popular area of Pantygraigwen, Pontypridd. The perfect purchase for any prospective buyer looking for that perfect family home. In brief terms the accommodation comprises an entrance hallway, sitting room, living room, kitchen/diner, utility room and downstairs WC all on the ground floor. Upstairs there are three double bedrooms and a good sized four piece family bathroom. Mains gas fired central heating (Ideal 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 patio slabs and shrubbery. Side access. Substantial side and north-east facing rear garden plot set over multiple tiers. The rear garden is complemented by patio slabs, real grass, trees and shrubbery. There is a handy outbuilding with rear gated access to a two storey detached garage. Potential to create off-road parking. EPC E potential B. Council tax band D.

****PRISTINE & IMMACULATE THROUGHOUT****

****CHARMING CHARACTER PROPERTY****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS EXTENDED THREE BEDROOM SEMI-DETACHED CHARACTER PROPERTY - LOCATED IN THE SMALL VILLAGE OF PANTYGRAIGWEN, PONTYPRIDD. PROPERTIES LIKE THIS ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****UNBELIEVABLE VIEWS TO FRONT****

****SUBSTANTIAL GARDEN PLOT WITH REAR DETACHED GARAGE/OUTBUILDING****

Pantygraigwen Road, Pantygraigwen is within walking distance of Pontypridd town centre or within a couple of minutes drive. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary School & Ysgol G.G. Evan James 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

Tenure: Freehold
EPC: E
Council Tax Band: D

Accommodation...

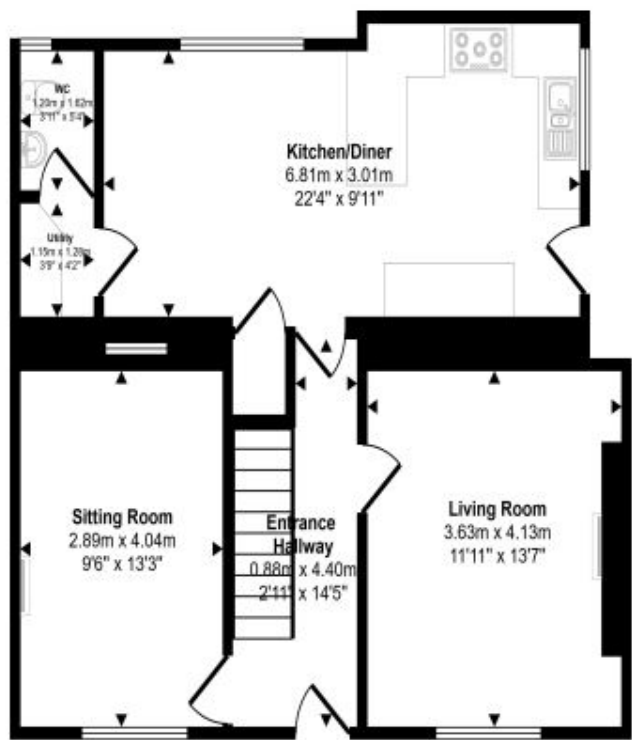
- | | |
|--------------------|-----------------|
| • Entrance Hallway | • Bedroom One |
| • Sitting Room | • Bedroom Two |
| • Living Room | • Bedroom Three |
| • Kitchen/Diner | • Bathroom |
| • Utility Room | • Outside |
| • Downstairs WC | • Directions |
| • Landing | |



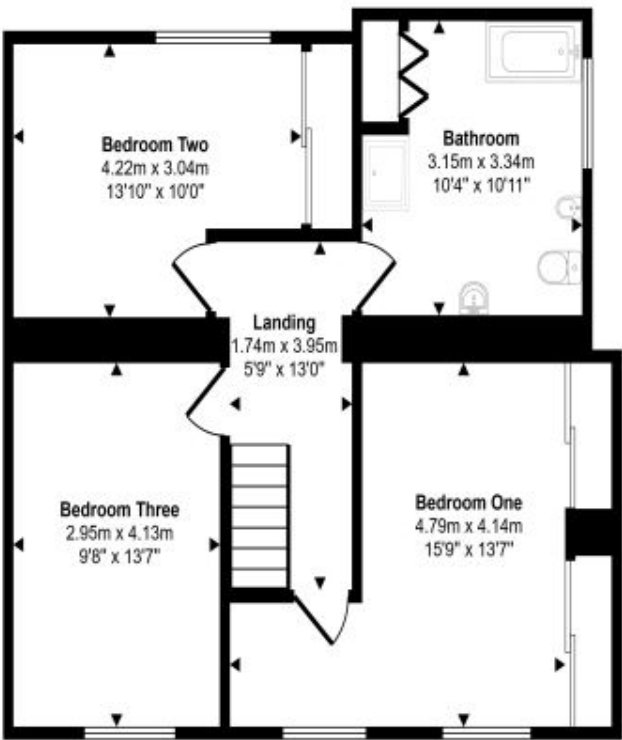


Floorplan

Approx Gross Internal Area
132 sq m / 1418 sq ft



Ground Floor
Approx 66 sq m / 709 sq ft



First Floor
Approx 66 sq m / 708 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) A	54	84
(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 