

**Alpha Street, Trallwn, Pontypridd, CF37 4RT**  
**£120,000**



- No Onward Chain
- West-facing Garden
- Close To Local Amenities
- Great A470/M4 Access
- Combi Boiler
- Downstairs Bathroom
- Excellent Location
- Modernisation Required
- EPC Rating E

# 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 Trallwn, Pontypridd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living/dining room, kitchen and bathroom all on the ground floor. Upstairs there is a double bedroom and two good sized single bedrooms. Mains gas fired central heating (Baxi combi boiler) and a mixture of UPVC double glazed and wooden doors and windows throughout. On-street parking to the front. West facing rear garden complemented by a concrete base and patio slabs. EPC TBC. Council tax band C.

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

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

**\*\*HIGHLY DESIRABLE LOCATION\*\***

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

Alpha Street, Trallwn 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: TBC  
Council Tax Band: C

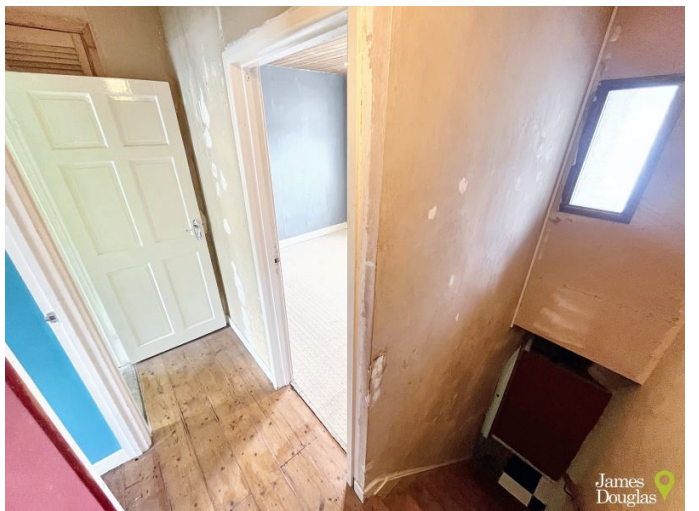
# Accommodation...

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





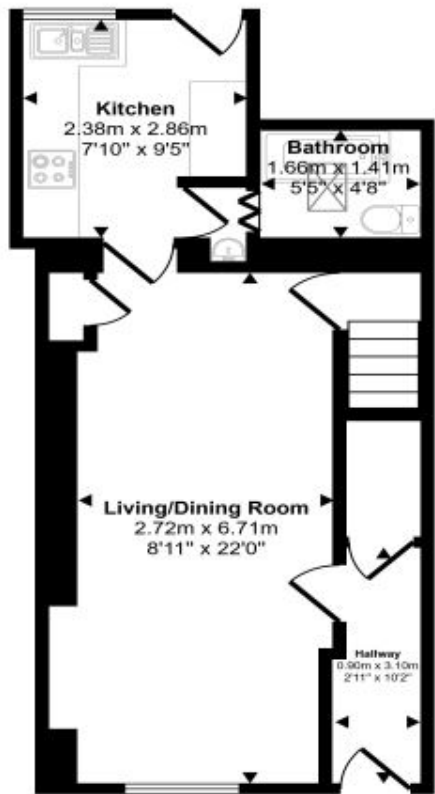




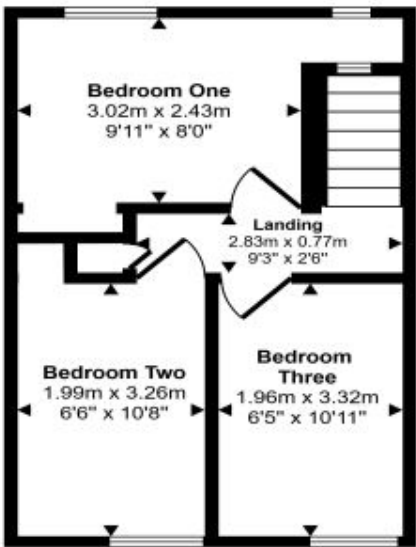


# Floorplan

Approx Gross Internal Area  
68 sq m / 727 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft



First Floor  
Approx 28 sq m / 301 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>45</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