

Williams Place, Upper Boat, Pontypridd, CF37 5BH
£140,000



- Two Double Bedrooms
- Off-Road Parking
- Close To Local Amenities
- Ideal First Time Purchase
- Investment Opportunity
- No Onward Chain
- Characterful Property
- Great A470/M4 Access
- EPC Rating D

Description...

James Douglas is delighted to welcome this charming two double bedroom character cottage property to the market, being set in the ever popular area of Upper Boat, Pontypridd. Being sold with no onward chain. This property is perfect as a first time purchase, downsizing or investment opportunity. In brief terms the accommodation comprises an entrance hallway, living/dining room, rear hallway, bathroom and kitchen all on the ground floor. Upstairs there are two double bedrooms. Mains gas fired central heating (back boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front, gated access to a north-east facing, low maintenance rear garden complemented by a concrete base, tiles, chippings and shrubbery. Off-road parking to the rear. Electric car charging point. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****OFF-ROAD PARKING TO THE REAR****

****PERFECT FIRST-TIME-BUY, DOWNSIZING OPPORTUNITY OR INVESTMENT PROPERTY****

****CHARMING CHARACTER PROPERTY****

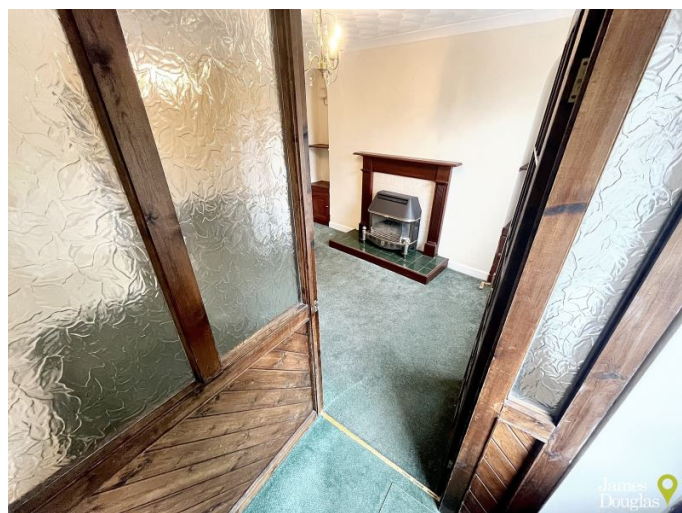
Williams Place, Upper Boat is within seven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Gynradd Gymraeg Awel Taf & St Michael's R.C. Primary School with the local comprehensive being Cardinal 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: D
Council Tax Band: B

Accommodation...

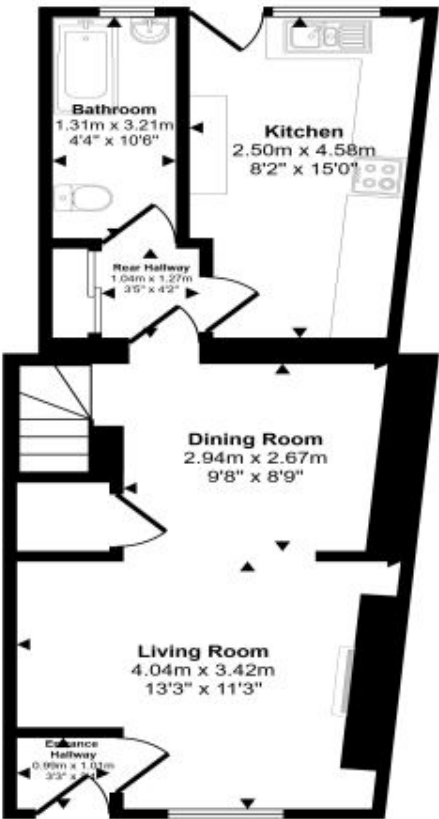
- Entrance Hallway
- Living/Dining Room
- Rear Hallway
- Bathroom
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Outside
- Directions



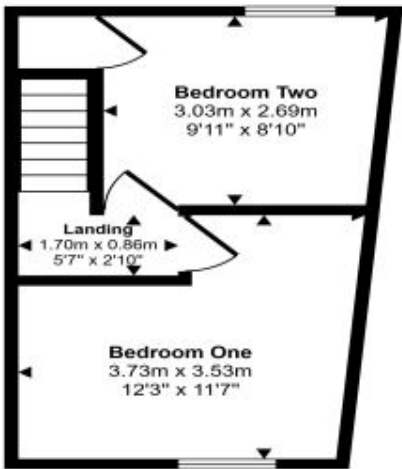


Floorplan

Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 23 sq m / 251 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		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 