

Alexon Way, Hawthorn, Pontypridd, CF37 5BN
£400,000



- **Pristine & Immaculate**
- **Excellent Location**
- **Charles Church Build**
- **Great A470/M4 Access**
- **Garage Conversion**
- **Rare Opportunity**
- **Detached Family Home**
- **Potential to Extend (STP)**
- **EDC Rating TBC**

Description...

James Douglas is thrilled to welcome this stunning and immaculately presented four bedroom detached property to the market. There is potential to extend to the rear (STP). Set in the highly popular area of Hawthorn, Pontypridd. The property is perfect for an array of different buyers looking for that perfect, modern family home. In brief terms the accommodation comprises an entrance hallway, living room, kitchen/diner, utility room, WC and sitting room (garage conversion) on the ground floor. Upstairs there are two double bedrooms, two good size single bedrooms, recently renewed, modern en-suite bathroom to bedroom one and a family bathroom. Mains gas fired central heating (Glow-worm combi boiler) and UPVC double glazed windows and doors throughout. Off-road parking for two vehicles. The front garden is complemented by patio slabs, chippings and shrubbery. Side access. A level north-east facing rear garden plot complemented by patio slabs, real grass, chippings and shrubbery. EPC TBC. Council tax band F.

****MODERN AND IMMACULATE THROUGHOUT****

****EXTREMELY SOUGHT AFTER LOCATION****

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

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

****2014 CHARLES CHURCH BUILD****

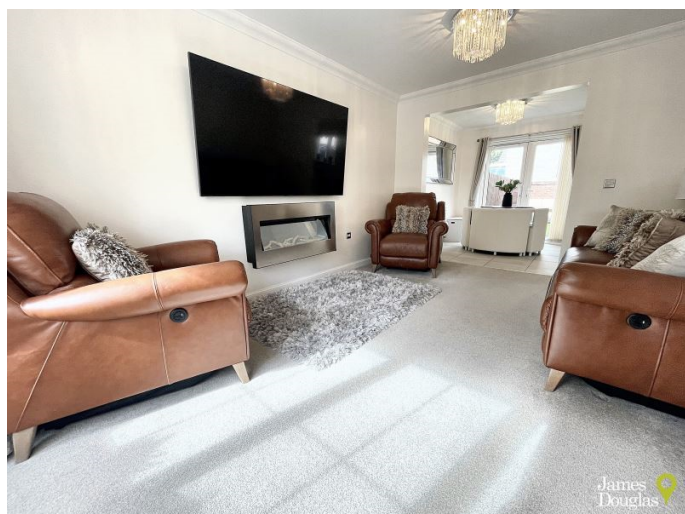
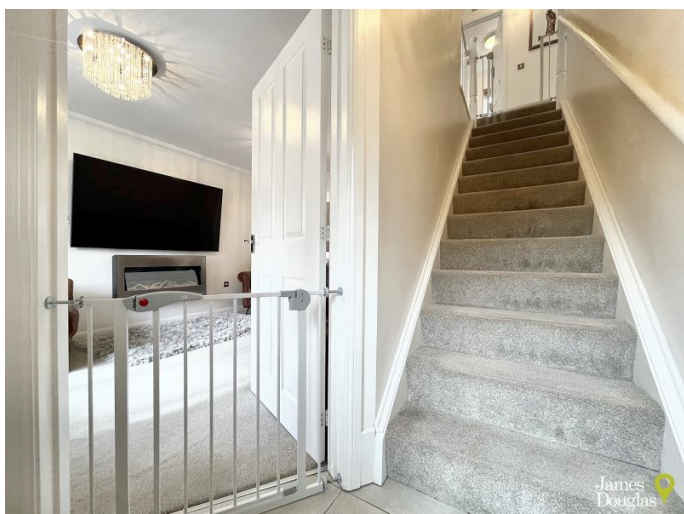
Alexon Way, Hawthorn is within walking distance of the local village shops or within seven minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Gynradd Gymraeg Awel Taf & St Michael's R.C. Primary School 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: TBC
Council Tax Band: F

Accommodation...

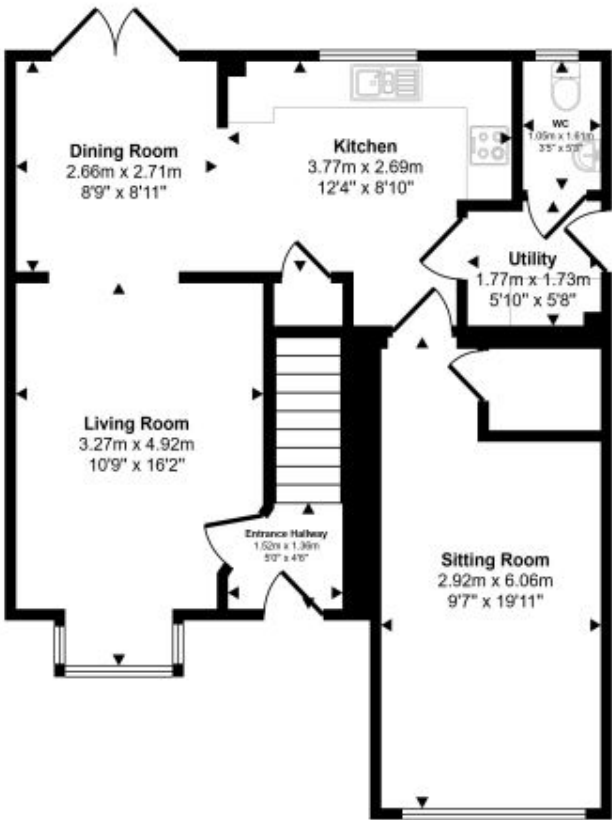
- Entrance Hallway
 - Living Room
 - Kitchen/Diner
 - Utility Room
 - WC
 - Sitting Room
 - Landing
- Bedroom One
 - En-suite
 - Bedroom Two
 - Bedroom Three
 - Bedroom Four
 - Bathroom
 - Outside
 - Directions



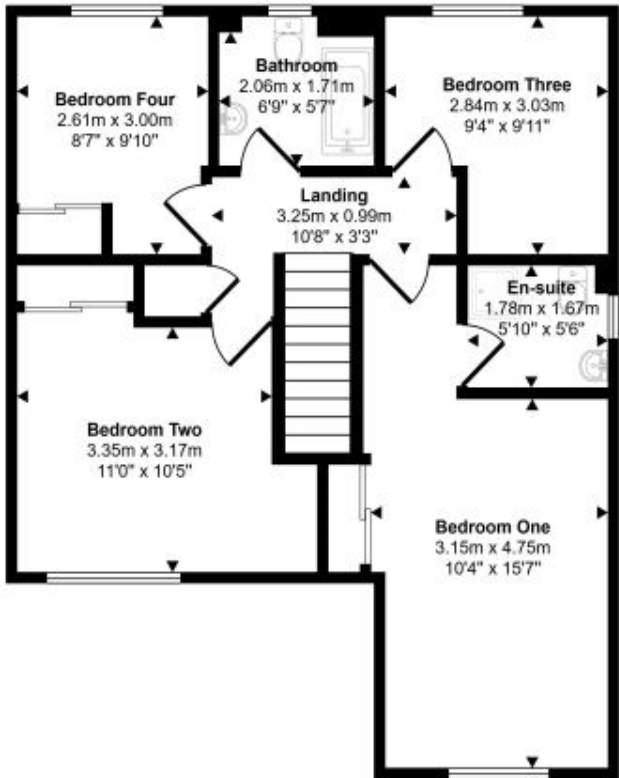


Floorplan

Approx Gross Internal Area
128 sq m / 1373 sq ft



Ground Floor
Approx 64 sq m / 686 sq ft



First Floor
Approx 64 sq m / 687 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		
(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	