

**Penygraig Terrace, Ynysybwl, Pontypridd, CF37 3HT**  
**£175,000**



- Well Presented Throughout
- Off-Road Parking and Garage
- Close To Local Amenities
- Great A470/M4 Access
- South-West Facing
- Landscaped Garden
- Ideal First Time Buy
- Superb Family Home
- EPC Rating D

# Description...

James Douglas is delighted to welcome this charming, modern three bedroom end of terrace property to the market. Set in the popular area of Ynysybwl, Pontypridd. The perfect first-time-buy, buy-to-let 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. 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. Off-road parking and a garage to the front. The front garden is complemented by patio slabs and chippings. Side access. South-west facing, two tier low maintenance rear garden space complemented by patio slabs and chippings. EPC D potential B. Council tax band B.

**\*\*OFF-ROAD PARKING AND A GARAGE\*\***

**\*\*3D VIDEO TOUR AVAILABLE\*\***

**\*\*MODERN AND WELL PRESENTED THROUGHOUT\*\***

**\*\*SOUTH WEST FACING LOW MAINTENANCE REAR GARDEN\*\***

Penygraig Terrace, Ynysybwl is within walking distance of Ynysybwl village centre and within ten minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Trerobart Primary School & Cefn Primary School with the local high school being Pontypridd High School. There is a useful mainline railway station in Pontypridd town centre with regular services to Cardiff. 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: D  
Council Tax Band: B

# Accommodation...

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





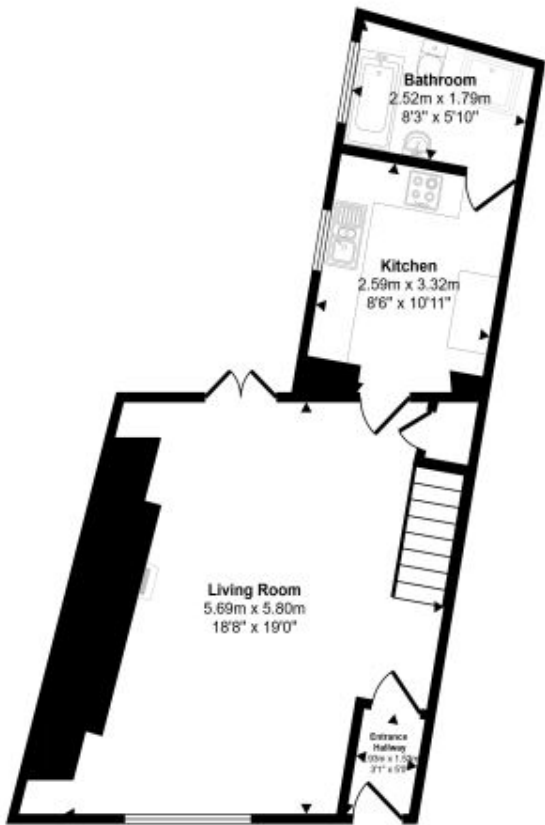




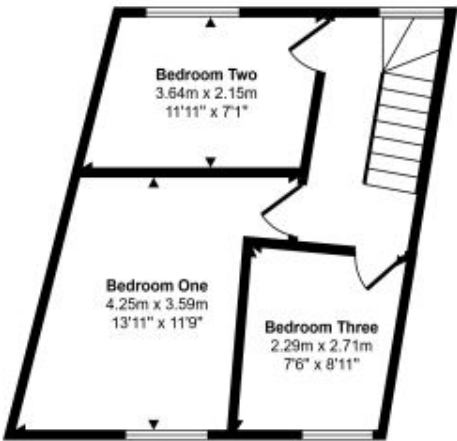


# Floorplan

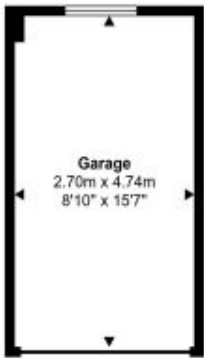
Approx Gross Internal Area  
89 sq m / 961 sq ft



Ground Floor  
Approx 46 sq m / 494 sq ft



First Floor  
Approx 31 sq m / 329 sq ft



Garage  
Approx 13 sq m / 138 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- A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	