

Evans Square, Coedpenmaen, Pontypridd, CF37 4NB
£125,000



- Ideal First Time Purchase
- Two Reception Rooms
- Generous Double Bedroom
- Two Double Bedrooms
- Close To Local Amenities
- No Onward Chain
- Investment Opportunity
- Transport Links
- EPC Rating TBC

Description...

This well-proportioned 2-bedroom mid-terraced property is ideally located on a quiet residential street in the sought-after Coedpenmaen area of Pontypridd. Perfect for first-time buyers, small families or investors, this home offers generous living space and the potential to convert into a 3-bedroom layout, thanks to a large master bedroom.

Inside, the property features:

Two large reception rooms on the ground floor – ideal for a separate lounge and dining space or home office

A spacious upstairs family bathroom

Two well-sized bedrooms, including a substantial master that could easily be reconfigured to create an additional bedroom

A compact alleyway to the rear, perfect for bin storage or low-maintenance outdoor space

Located just a short distance from Pontypridd town centre, this home benefits from excellent transport links, with nearby bus routes, train stations, and easy access to the A470. A range of local amenities, schools, and shops are all within walking distance, making this a convenient and practical choice for everyday living.

On-street parking is available, and the property sits on a quiet road popular with families and professionals alike.

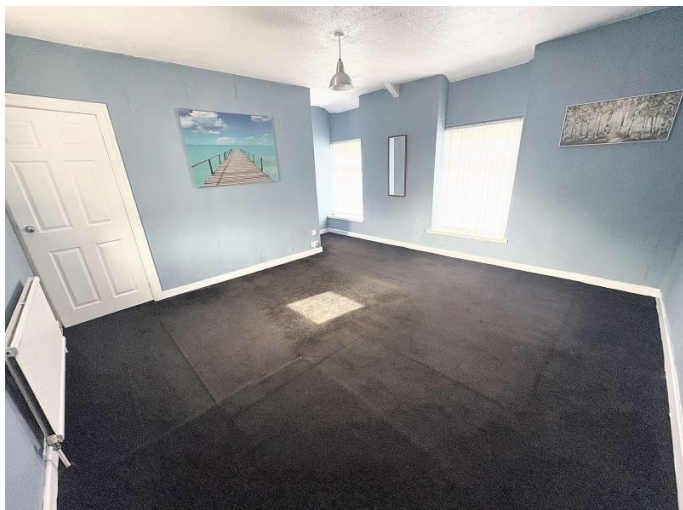
Tenure- Freehold

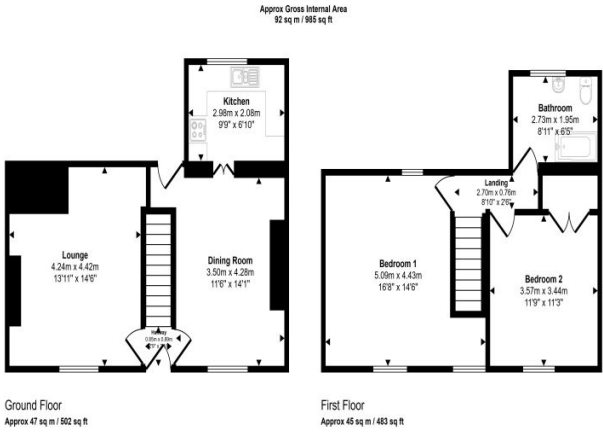
Council Tax- B

EPC - Awaited

Accommodation...

- Entrance Hallway
- Lounge/Dining Room
- Kitchen
- Reception Room
- Bedroom One
- Bedroom Two
- Family Bathroom

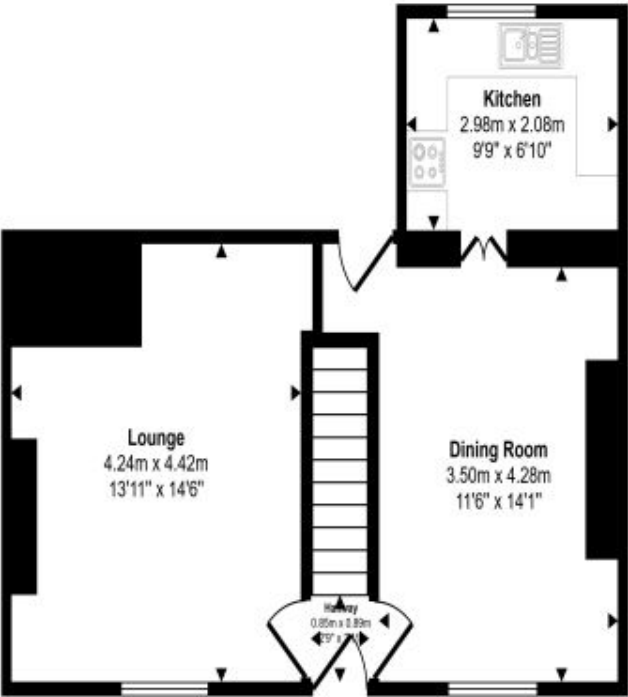




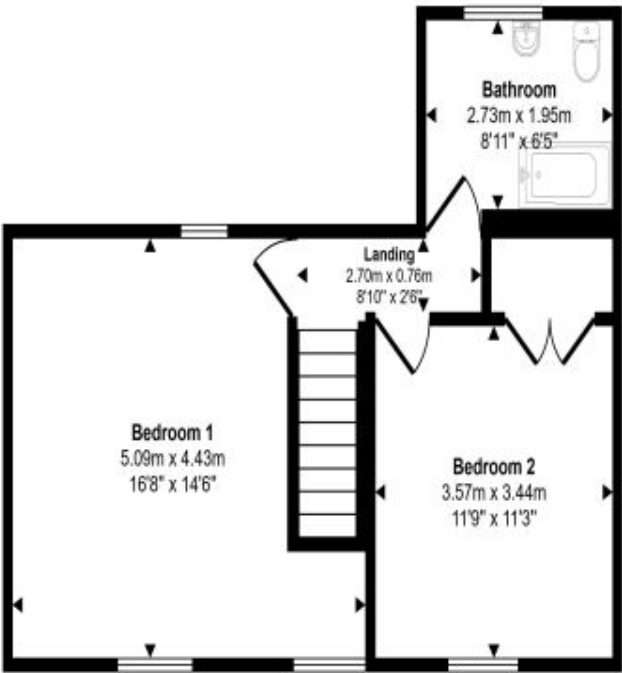
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Groupby 360.

Floorplan

Approx Gross Internal Area
92 sq m / 985 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 45 sq m / 483 sq ft

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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	