

Rickards Street, Graig, Pontypridd, CF37 1RE
£110,000



- **Modernisation Required**
- **South-Facing Garden**
- **No Onward Chain**
- **Two Double Bedrooms**
- **Close To Local Amenities**
- **Great A470/M4 Access**
- **Former Three Bedroom With Potential To Reinstall**
- **Investment**

Description...

James Douglas is delighted to welcome this two bedroom (former three bedroom HMO) end of terrace property to the market. Set in the popular location of Rickards Street, Graig. The perfect property for any first-time-buyer or investor looking for an investment/renovation opportunity. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen and bathroom on the ground floor. Upstairs there are two good sized double bedrooms. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. The front garden is complemented by patio slabs. South-facing rear garden space complemented by a concrete base and shrubbery. Handy outbuilding storage. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

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

****FORMER THREE BEDROOM HMO****

****RENOVATION OPPORTUNITY****

Rickards Street is within walking distance of Pontypridd & Treforest town centres 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 Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord, Rickards Street is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and 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

Tenure: Freehold
EPC: D
Council Tax Band: B

Accommodation...

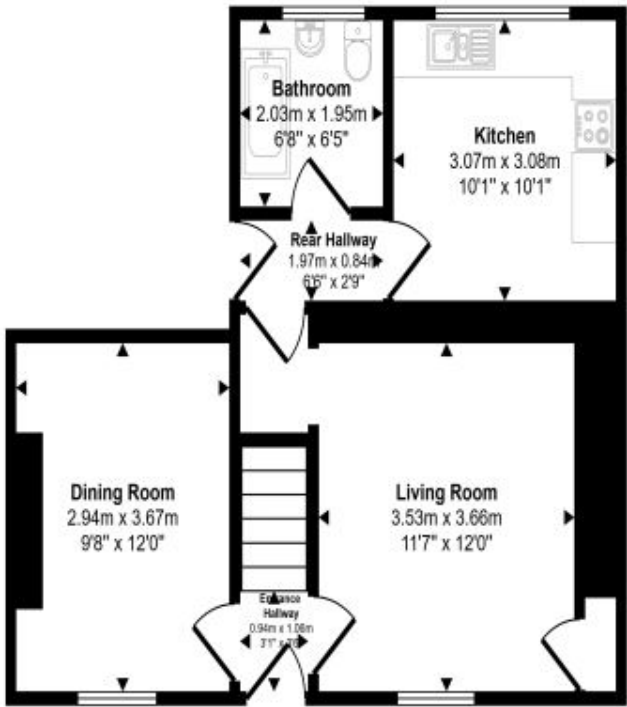
- Entrance Hallway
- Dining Room
- Living Room
- Rear Hallway
- Bathroom
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Outside
- Directions



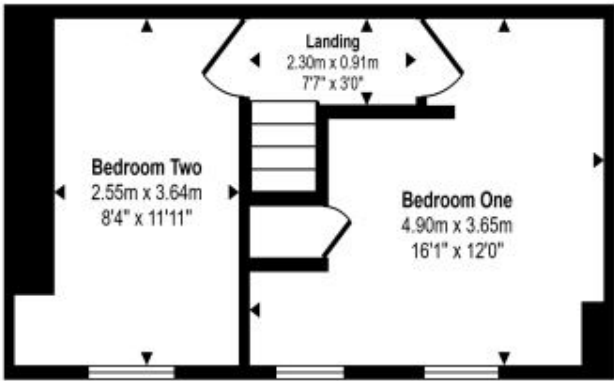


Floorplan

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 49 sq m / 524 sq ft



First Floor
Approx 30 sq m / 319 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

