

Llanbradach Street, Graigwen, Pontypridd, CF37 2HT
£140,000



- No Onward Chain
- Two Double Bedrooms
- Close To Local Amenities
- Investment Opportunity
- Low Maintenance Rear Garden
- Great A470/M4 Access
- Modern Kitchen
- Ideal First Time Buy
- EPC Rating D

Description...

James Douglas are delighted to welcome this two bedroom terrace property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, downsizing opportunity or investment. In brief terms the accommodation comprises an entrance porch, hallway, living room/dining room, kitchen and shower room all on the ground floor. Upstairs there are two good sized double bedrooms. Mains gas fired central heating (Biasi combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. Steps lead up to the front door. The front garden is complemented by patio slabs. North facing, low maintenance, two tier rear garden complemented by patio slabs. Stunning views. EPC D potential B. Council tax band B.

****SPECTACULOR PANORAMIC VIEWS TO THE FRONT****

****NO ONWARD CHAIN****

****TWO DOUBLE BEDROOMS****

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

Llanbradach Street, Graigwen is within a few minutes walk of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway in 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...

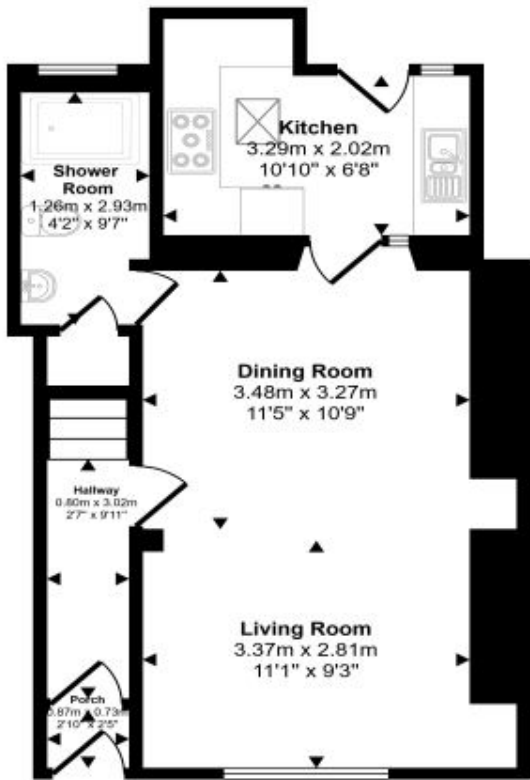
- Entrance Porch
- Hallway
- Living/Dining Room
- Shower Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Outside
- Directions



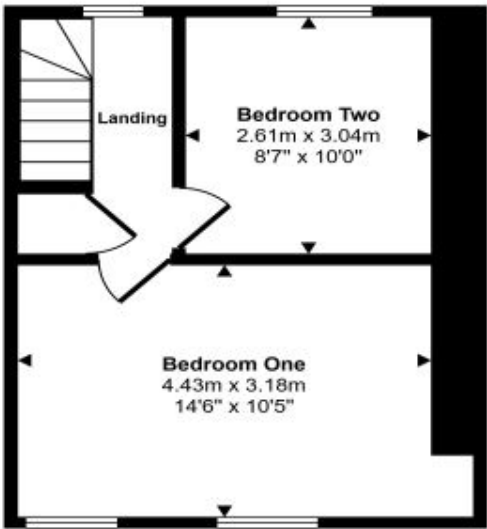


Floorplan

Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 31 sq m / 330 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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC