

Hopkinstown Road, Hopkinstown, Pontypridd, CF37 2PS
£160,000



- River Views
- No Onward Chain
- Walking Distance to Town Centre
- Great A470/M4 Access
- Ideal First Time Buy
- Two Double Bedrooms
- Pristine & Immaculate
- Upstairs Bathroom
- EPC Rating C

Description...

James Douglas is thrilled to welcome this charming two double bedroom character cottage property to the market. Set in the ever popular area of Hopkinstown, Pontypridd. The perfect purchase for an array of different buyers. In brief terms the accommodation comprises an entrance hallway, dining room, living room, WC and kitchen on the ground floor. Upstairs there are two large double bedrooms, a walk-in wardrobe to bedroom one and a modern family bathroom. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the rear. Steps lead up to the front garden space which is complemented by patio slabs and real grass. Two tier, north-east facing rear patio garden space. Rear access. EPC C potential B. Council tax band A.

****PRISTINE & IMMACULATE THROUGHOUT****

****FULL OF CHARM AND CHARACTER****

****TWO DOUBLE BEDROOMS, WALK-IN WARDROBE AND UPSTAIRS BATHROOM****

****CLOSE PROXIMITY TO BARRY SIDINGS COUNTRY PARK****

Hopkinstown Road, Hopkinstown is within a few minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Trehopcyn Primary School & Maes-Y-Coed Primary School with the local comprehensive being Pontypridd High School. There are also useful mainline railway stations in Pontypridd town centre and Trehafod Station. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance. Viewings are thoroughly recommended.

Additional Information

Tenure: Freehold
EPC: C
Council Tax Band: A

Accommodation...

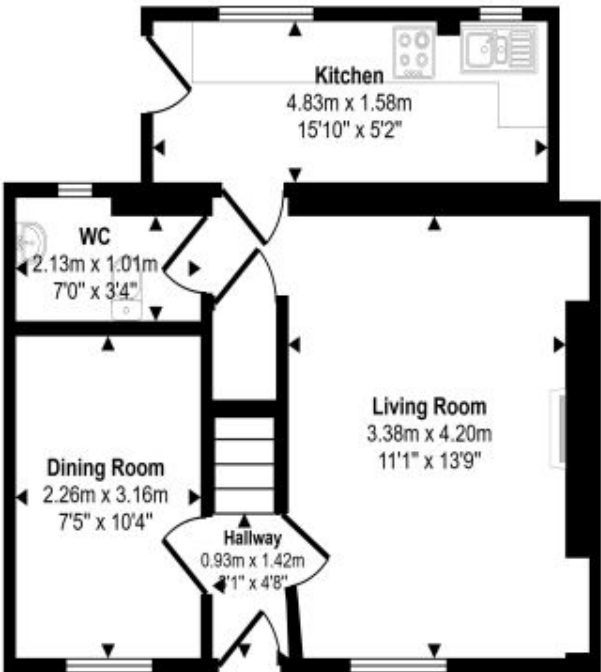
- | | |
|--------------------|---------------|
| • Entrance Hallway | • Bedroom Two |
| • Dining Room | • Bathroom |
| • Living Room | • Outside |
| • WC | • Directions |
| • Kitchen | |
| • Landing | |
| • Bedroom One | |



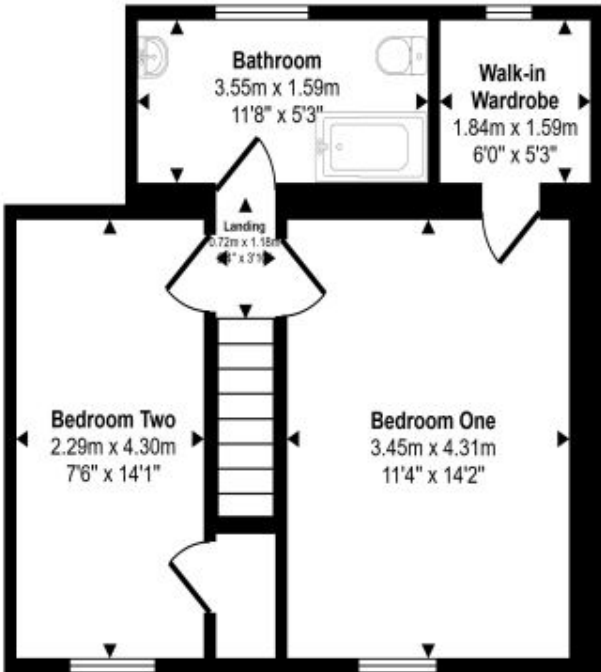


Floorplan

Approx Gross Internal Area
80 sq m / 865 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 41 sq m / 442 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		89
(81-91) B		
(69-80) C	73	
(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 