



Garth Avenue, Glyncoch, Pontypridd, CF37 3AA

£170,000



James Douglas

- Well Presented Throughout
- Loft Room
- Ideal First Time Purchase
- Fantastic Views
- Great A470/M4 Access
- Close To Local Amenities
- Off-Road Parking For Three Cars
- New Electrics & Central Heating 3 Years Ago
- EPC Rating C

Description...

James Douglas is delighted to welcome this delightful three bedroom semi-detached property to the market. Set in the popular area of Glyncoch, Pontypridd. The perfect first-time-buy, buy-to-let investment or for someone looking to upsize/downsize. In brief terms the accommodation comprises an entrance hallway, dining room, living room and modern two tone kitchen on the ground floor. Upstairs there are two good sized double bedrooms, a single bedroom and a four piece family bathroom. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. Off-road parking for three cars. Steps lead down to a low maintenance front garden space complemented by patio slabs. Side access. North-east facing, two tier rear garden space complemented by patio slabs, fake grass and a large storage shed with lean-to storage to the side. EPC C potential B. Council tax band A.

****FANTASTIC VIEWS TO THE REAR****

****NEW ELECTRICS AND CENTRAL HEATING THREE YEARS AGO****

****OFF-ROAD PARKING FOR THREE CARS****

****THREE GOOD SIZED BEDROOMS AND A LOFT ROOM****

Garth Avenue, Glyncoch is within circa six minutes drive of the Ynysybwl village shops and approximately the same to Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Craig-Yr-Hesg Primary School & Maes-Y-Coed Primary School with the local high school being Pontypridd High School. There is a useful mainline railway station 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: C

Council Tax Band: A

Accommodation...

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





Floorplan

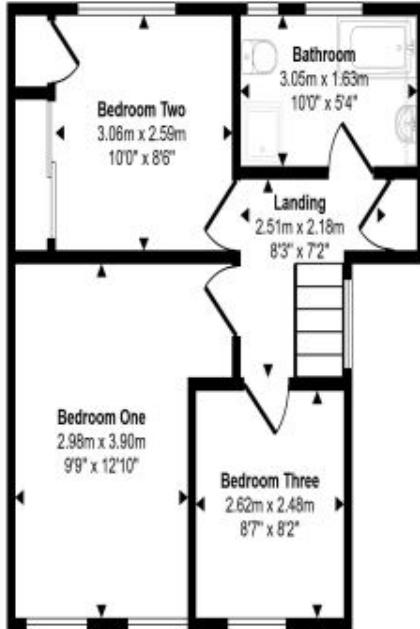
Approx Gross Internal Area
103 sq m / 1113 sq ft



Ground Floor

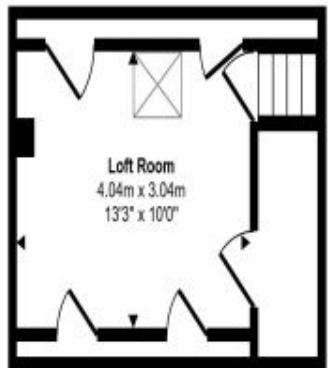
Approx 43 sq m / 465 sq ft

Denotes head height below 1.5m



First Floor

Approx 41 sq m / 443 sq ft



Second Floor

Approx 19 sq m / 205 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 misrepresentation. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 3D.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A)		
(81-91) B		87
(69-80) C	71	
(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		