



Clas Ty Gelli, Coed Y Cwm, Pontypridd, CF37 3DL

£230,000



James Douglas

- Potential to Extend (STP)
- South-West Facing
- Dormer Bungalow
- Detached Garage & Off-Road Parking
- Excellent Location
- Fantastic Views
- Cul-De-Sac Location
- No Onward

Description...

James Douglas is delighted to welcome this charming three bedroom detached dormer bungalow style property to the market. Being sold with no onward chain. Set in the ever popular area of Coed-Y-Cwm, Pontypridd. The perfect first-time-buy, downsizing opportunity or for someone looking for that perfect family home. In brief terms the accommodation comprises an entrance hallway, bedroom one, kitchen and living/dining room all on the ground floor. Upstairs there are two further bedrooms and a separate family bathroom. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. Off-road driveway parking for two vehicles and a detached garage. The front garden is complemented by chippings, trees and shrubbery. Side access. South-west facing level rear garden space complemented by chippings, trees and shrubbery. EPC D potential B. Council tax band C.

****NO ONWARD CHAIN****

****SOUTH-WEST FACING GARDEN****

****OFF-ROAD PARKING & DETACHED GARAGE****

****POTENTIAL TO EXTEND (STP)****

Clas Ty-Gelli, Coed-Y-Cwm is within a seven minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Craig-Yr-Hesg Primary & Cefn 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 A470/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: Leasehold (939 years remaining - £15 per annum ground rent)

EPC: D

Council Tax Band: C

Accommodation...

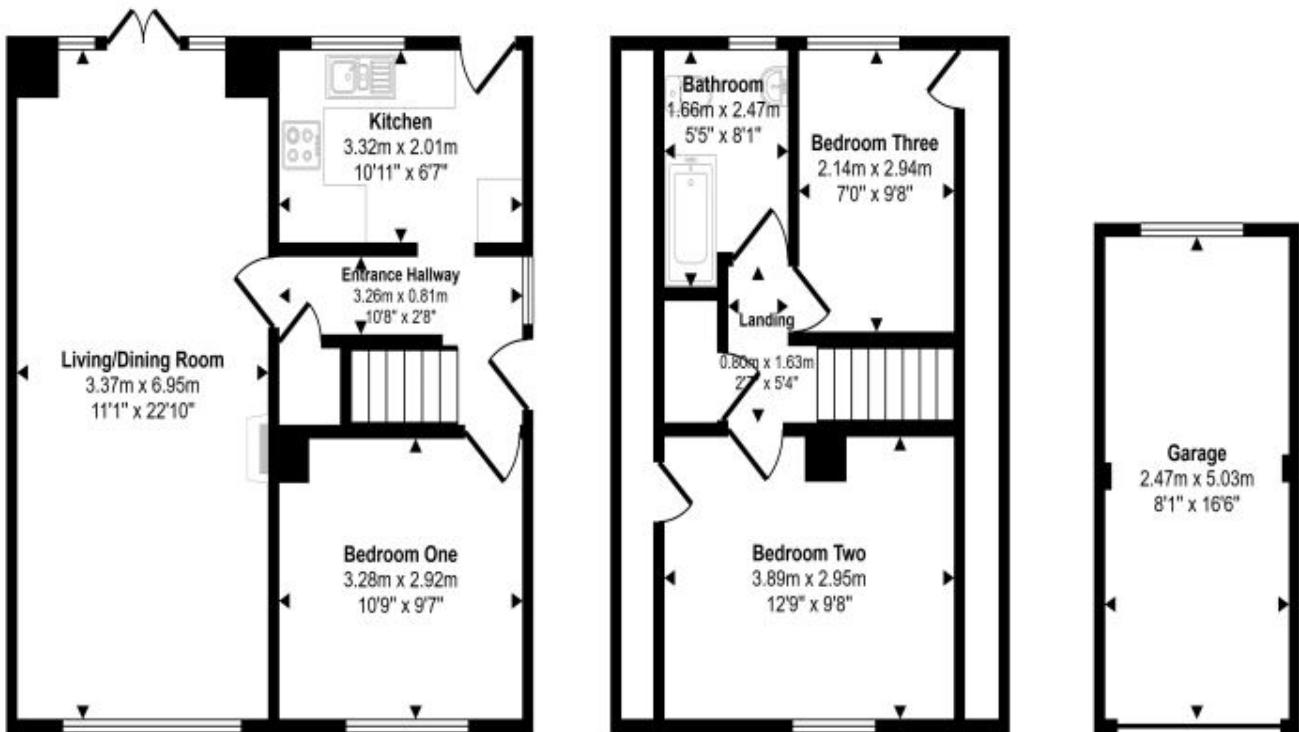
- Entrance Hallway
- Bedroom One
- Kitchen
- Living/Dining Room
- Landing
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Garage
- Directions





Floorplan

Approx Gross Internal Area
95 sq m / 1028 sq ft



Ground Floor

Approx 48 sq m / 511 sq ft

First Floor

Approx 36 sq m / 383 sq ft

Garage

Approx 12 sq m / 134 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)		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		