



**Llantrisant Road, Graig, Pontypridd, CF37 1LN**

**£150,000**



James Douglas

- No Onward Chain
- South-East Facing
- Fantastic Views
- Close To Local Amenities
- Great A470/M4 Access
- Ideal First Time Buy
- Combi Boiler
- Upstairs Bathroom
- EPC Rating D

# Description...

James Douglas is delighted to welcome this charming three bedroom semi-detached property to the market. Set in the popular location of Graig, Pontypridd. The perfect purchase for an array of different buyers. In brief terms the accommodation comprises an entrance hallway, living room, dining room and kitchen on the ground floor. First floor, there are two double bedrooms, a single bedroom and a good sized family bathroom. Mains gas fired central heating and UPVC double glazed windows and doors throughout. Low maintenance patio front garden space. Side access. South-east facing, low maintenance rear garden space complemented by a concrete base. EPC D potential B. Council tax band B.

**\*\*NO ONWARD CHAIN\*\***

**\*\*FANTASTIC PANORAMIC VIEWS TO THE FRONT\*\***

**\*\*WALKING DISTANCE TO PONTYPRIDD TOWN CENTRE & TRAIN STATION\*\***

**\*\*WELL PRESENTED & MODERN THROUGHOUT\*\***

Llantrisant Road is within walking distance of Pontypridd train station and Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol G.G. Evan James Primary School & Maes-Y-Coed Primary School with the local high school being Pontypridd High School. There are useful mainline railway stations in Pontypridd and Treforest town centres. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Freehold

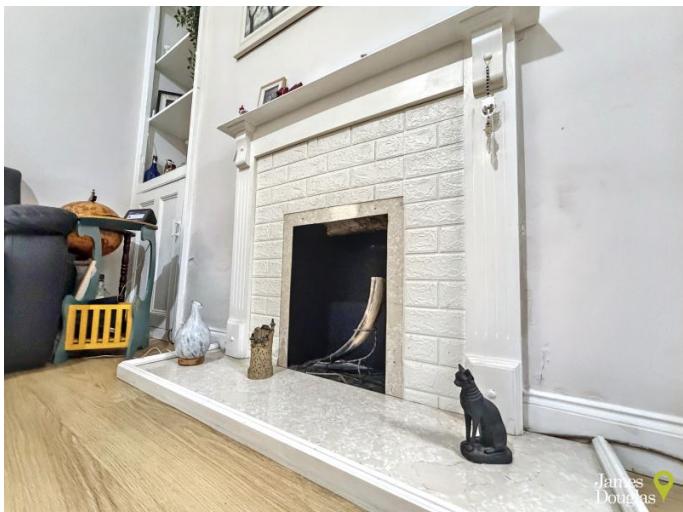
EPC: D

Council Tax Band: B

# Accommodation...

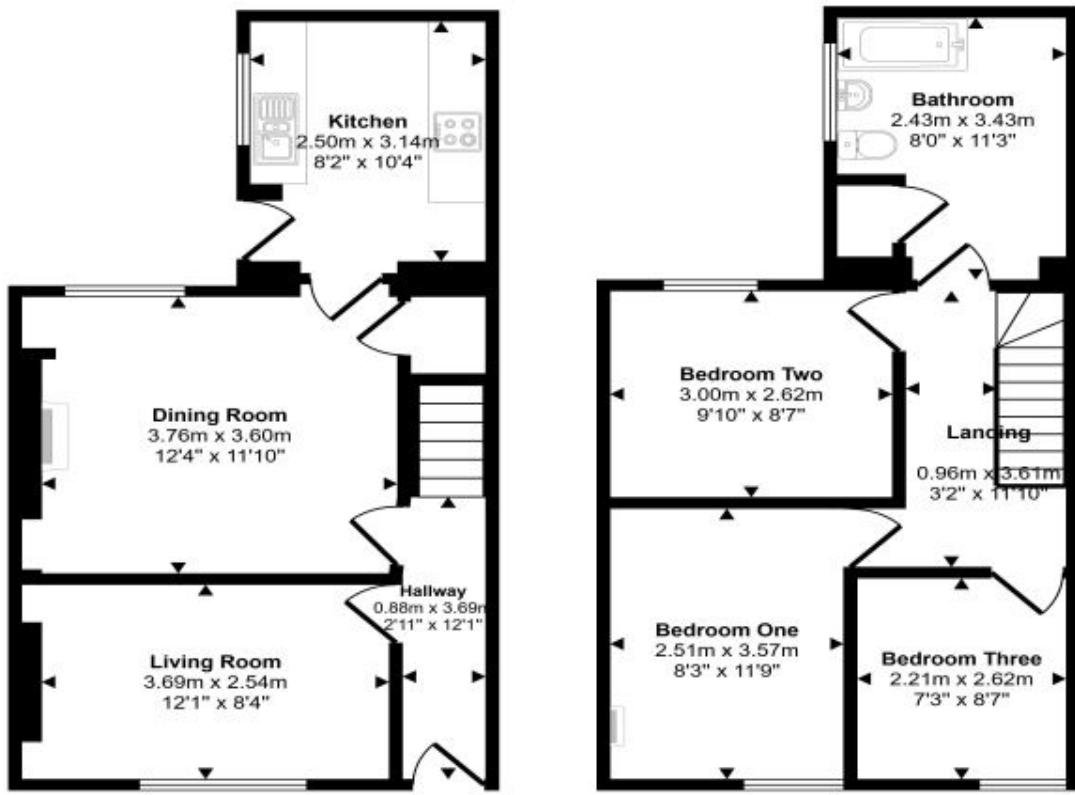
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
80 sq m / 858 sq ft



## Ground Floor

Approx 40 sq m / 431 sq ft

## First Floor

Approx 40 sq m / 426 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

