

Wood Road, Graig, Pontypridd, CF37 1RG
£160,000



- **Fantastic Views**
- **Three Reception Rooms**
- **No Onward Chain**
- **Two Double Bedrooms**
- **Potential To Reinstall HMO Licence**
- **Potential To Create Two Self Contained Apartments**
- **Modern Throughout**

Description...

James Douglas are delighted to welcome this two double bedroom (former five/six bedroom HMO), three storey terrace property to the market. Set in the popular location of Wood Road, Treforest. The perfect property for an array of different buyers. In brief terms the accommodation comprises an entrance hallway, separate hallway, living room and sitting room on the ground floor. Upstairs there are two double bedrooms and a bathroom. Basement level, there is a large dining room, kitchen, WC and shower room. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. North-east facing rear garden space complemented by real grass, trees and shrubbery. Fantastic views. EPC C potential B. Council tax band C.

****NO ONWARD CHAIN****

****POTENTIAL TO REINSTATE HMO LICENCE****

****TWO DOUBLE BEDROOMS AND THREE RECEPTION ROOMS****

****POTENTIAL TO CREATE TWO SELF CONTAINED APARTMENTS (STP)****

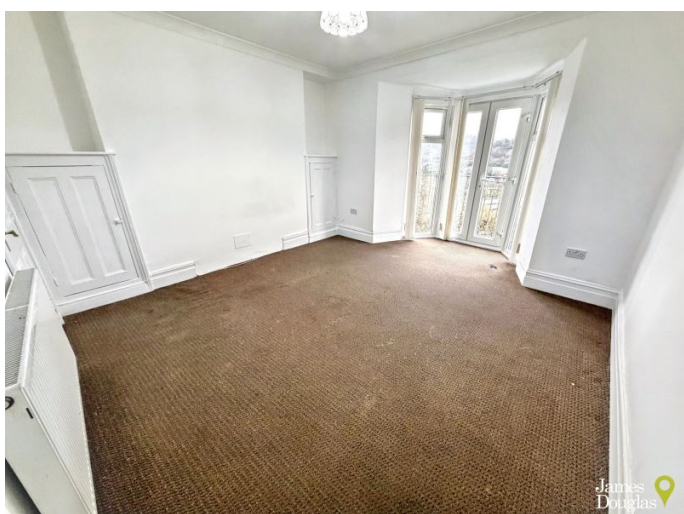
Wood Road is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord, Wood Road is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and 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: C

Accommodation...

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





Floorplan

Approx Gross Internal Area
125 sq m / 1351 sq ft



Lower Ground Floor
Approx 40 sq m / 431 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 41 sq m / 438 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		85
(81-91) B		
(69-80) C	70	
(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	