



Middle Street, Trallwn, Pontypridd, CF37 4PW

£140,000



- Ideal First Time Buy
- Investment Opportunity
- Great A470/M4 Access
- Modern Fitted Kitchen
- No Onward Chain
- Upstairs Bathroom
- Close To Local Amenities
- Excellent Location
- EPC Rating TRC

Description...

James Douglas is delighted to welcome this three bedroom mid-terrace property to the market. Set in the popular area of Trallwn, Pontypridd. Being sold with no onward chain. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises of an entrance hallway, living room, dining room, modern kitchen and lean-to all on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a good sized family bathroom. Gas fired central heating (Navien combi boiler) and UPVC double glazed windows and doors throughout (composite front door) On-street permit parking to the front. East facing rear garden space is complemented by a concrete base, trees and shrubbery. Rear access. EPC TBC. Council tax band B.

****BEING SOLD WITH NO ONWARD CHAIN****

****CLOSE TO TOWN CENTRE LOCATION****

****UPSTAIRS BATHROOM****

****PERFECT FIRST-TIME PURCHASE, INVESTMENT OR DOWNSIZING OPPORTUNITY****

Middle Street, Trallwn, Pontypridd is within walking distance of Pontypridd town centre and 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 Coedpenmaen County Primary School & Trallwng Infants 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: TBC

Council Tax Band: B

Accommodation...

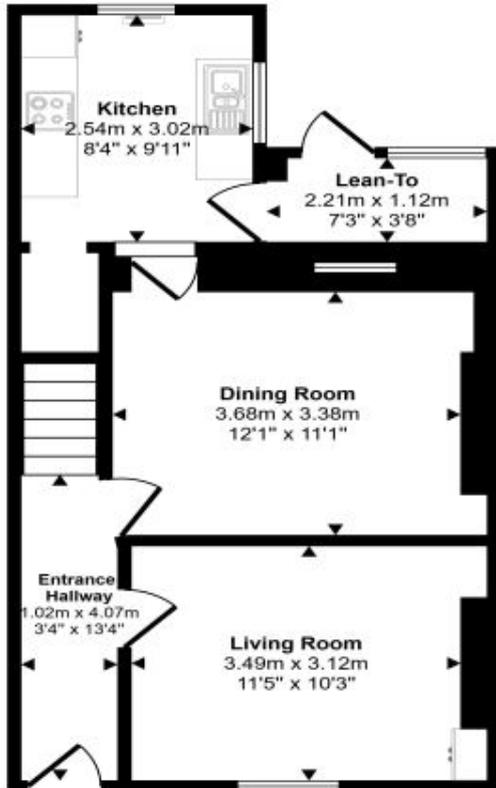
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Lean-To
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions



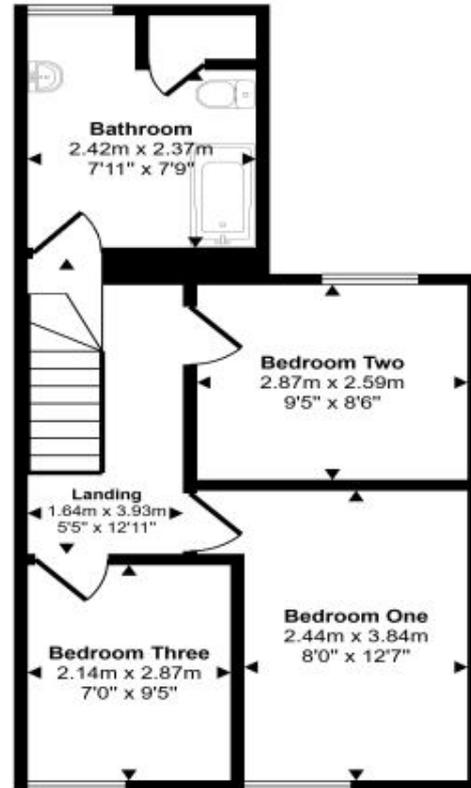


Floorplan

Approx Gross Internal Area
85 sq m / 918 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft



First Floor
Approx 40 sq m / 427 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
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	