



High Street, Graig, Pontypridd, CF37 1QX

£134,990



- Close To Local Amenities
- Walking Distance to Town Centre
- Ideal First Time Buy
- No Onward Chain
- Four Double Bedrooms
- Great A470/M4 Access
- Low Maintenance Rear Garden

Description...

James Douglas is delighted to welcome this four-double-bedroom townhouse-style property to the market. Set in the popular location of Graig, Pontypridd near the town centre. The perfect investment or first-time purchase. In brief, the accommodation comprises an entrance hallway, living/dining room and kitchen on the ground floor. To the first floor, there are two double bedrooms, a family bathroom and shower room. There are two further double bedrooms on the second floor. Mains gas-fired central heating (Worcester combi boiler) and UPVC double-glazed windows and doors throughout. On-street parking on the side street. South-east facing low maintenance rear courtyard garden space with steps leading up to the rear access. EPC TBC. Council tax band B.

****NO ONWARD CHAIN****

****FOUR DOUBLE BEDROOMS, FAMILY BATHROOM AND SEPARATE SHOWER ROOM****

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

****SOUTH-EAST FACING LOW MAINTENANCE REAR COURTYARD GARDEN****

High Street 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. Useful mainline railway stations are 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

Tenure: Freehold

EPC: TBC

Council Tax Band: B

Accommodation...

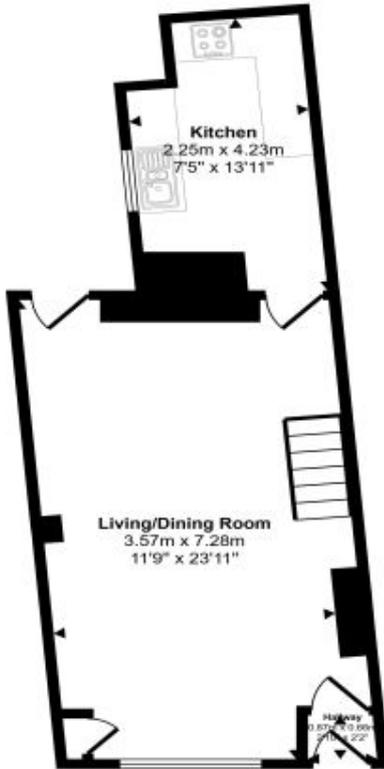
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom Two
- Bathroom
- Shower Room
- Bedroom One
- Second Floor Landing
- Bedroom Three
- Bedroom Four
- Outside
- Directions



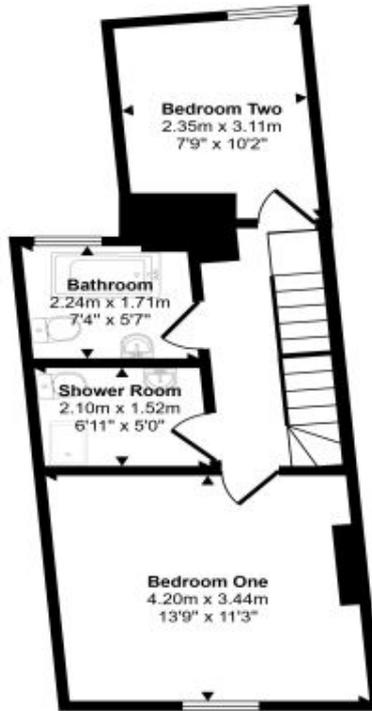


Floorplan

Approx Gross Internal Area
99 sq m / 1062 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 35 sq m / 376 sq ft



Second Floor
Approx 27 sq m / 294 sq ft

Denotes head height below 1.5m

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	