



Lan Park Road, Graigwen, Pontypridd, CF37 2DH

£225,000



- Superb Family Home
- Rare Opportunity
- Five Double Bedrooms
- Renovation Opportunity
- Characterful Property
- Close To Local Amenities
- Great A470/M4 Access
- Excellent Location
- EPC Rating TRC

Description...

James Douglas is thrilled to welcome this charming five-bedroom, semi-detached character property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any buyer looking for a long-term family home who is willing to renovate and refurbish. In brief, the accommodation comprises an entrance porch, hallway, living room, dining room, shower room, pantry, kitchen and storage room all on the ground floor. On the first floor, there are three large double bedrooms and a family bathroom. On the second floor, there are two additional double bedrooms. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows and doors throughout. On-street permit parking to the front. A beautifully manicured front garden with stunning far reaching views. Side access. West facing, two tier rear garden space. Coal shed storage and rear access. EPC TBC. Council tax band E.

****OPEN DAY - SATURDAY 04/04/2026 - 1PM - 4PM - PLEASE CALL TO RESERVE YOUR VIEWING SLOT****

****BEAUTIFUL CHARACTER FEATURES****

****SPECTACULOR PANORAMIC VIEWS TO THE FRONT****

UNIQUE AND RARE OPPORTUNITY TO PURCHASE THIS FIVE-BEDROOM SEMI-DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GRAIGWEN, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****3D WALK THROUGH AVAILABLE****

****INCREDIBLE SCOPE AND POTENTIAL TO RENOVATE AND CREATE A TRULY FABULOUS FAMILY HOME****

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

Lan Park Road, Graigwen is a couple of minutes' drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James 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 M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

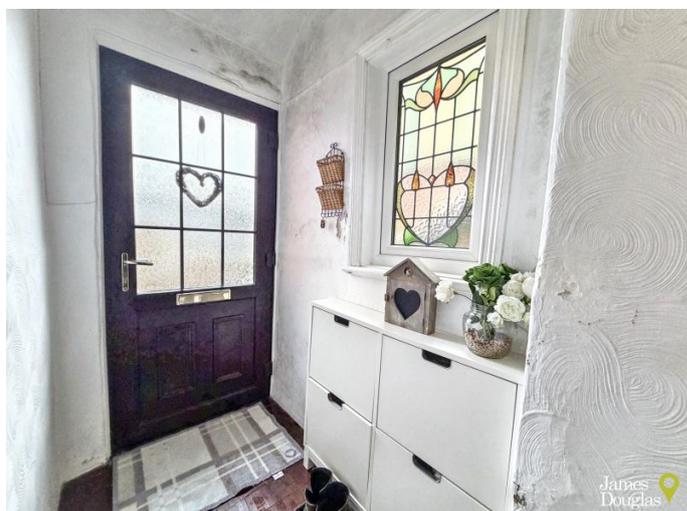
Tenure: Freehold

EPC: TBC

Council Tax Band: E

Accommodation...

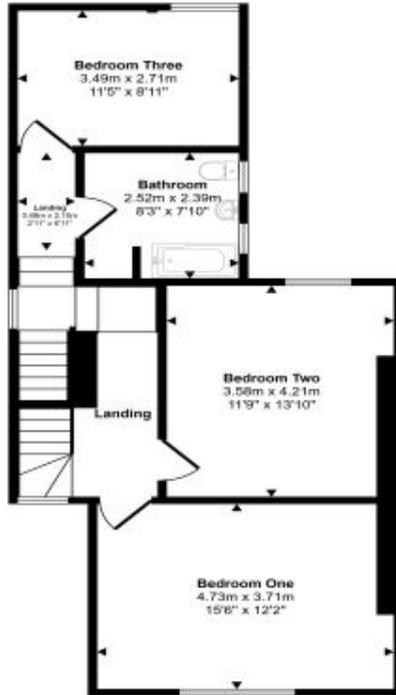
- Entrance Porch
- Hallway
- Living Room
- Dining Room
- Pantry
- Shower Room
- Kitchen
- Storage Room
- Split Level Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Landing
- Bedroom Four





Floorplan

Approx Gross Internal Area
176 sq m / 1891 sq ft



Ground Floor
Approx 77 sq m / 834 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 Snuppy 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	