



Llanbradach Street, Graigwen, Pontypridd, CF37 2HT

£150,000



- Ideal First Time Purchase
- No Onward Chain
- Two Double Bedrooms
- Downstairs WC & Upstairs Shower Room
- Sought After Location
- Low Maintenance Rear Garden
- Fantastic Views

Description...

James Douglas is delighted to welcome this two double bedroom terrace property to the market. Set in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, downsizing opportunity or investment. In brief, the accommodation comprises an entrance hallway, a living room/dining room, a modern kitchen and a WC, all on the ground floor. Upstairs there are two good sized double bedrooms and a shower room. Features include mains gas central heating (Vaillant combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. Steps lead up to the front door. The front garden is complemented by patio slabs and a handy storage shed. North-west facing, low maintenance, two tier rear garden complemented by patio slabs. Stunning views to the front. EPC D potential B. Council tax band B.

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

****NO ONWARD CHAIN****

****TWO DOUBLE BEDROOMS****

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

Llanbradach Street, Graigwen is within a few minutes' walk of 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: D

Council Tax Band: B

Accommodation...

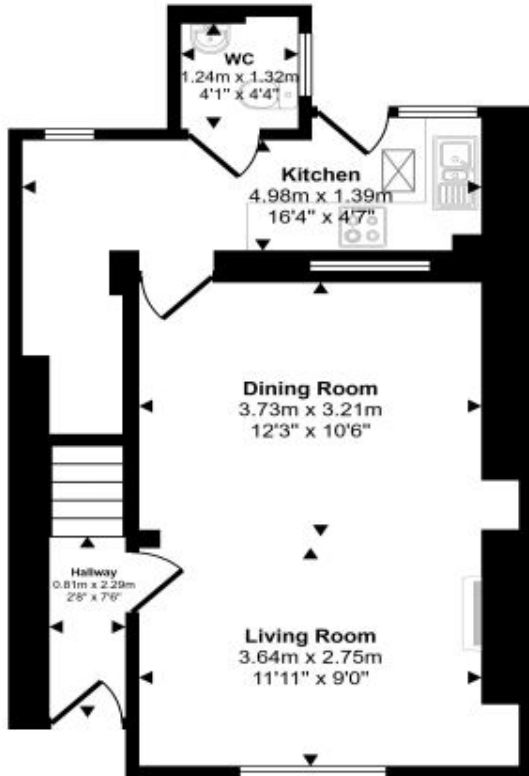
- Entrance Hallway
- Living/Dining Room
- Kitchen
- WC
- Landing
- Bedroom One
- Bedroom Two
- Shower Room
- Outside
- Directions





Floorplan

Approx Gross Internal Area
78 sq m / 840 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft



First Floor
Approx 34 sq m / 367 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- A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	