



Rowan Close, Penycoedcae, Pontypridd, CF37 1XD

£210,000



- Detached Garage & Off-Road Parking
- Downstairs Shower Room & Upstairs Bathroom
- No Onward Chain
- Three Double Bedrooms
- Modern Fitted Kitchen
- Renovation Opportunity
- Cul-De-Sac

Description...

James Douglas is delighted to welcome this charming three bedroom semi-detached dormer bungalow property to the market. Set in the highly sought after location of Penycoedcae, Pontypridd. The perfect purchase for various buyers including first-time-buyers, property investors and those looking to downsize and renovate. In brief, the accommodation comprises an entrance porch, hallway, shower room, living room, bedroom three, modern kitchen and dining room all on the ground floor. On the first floor, there are two double bedrooms and a family bathroom. Mains gas fired central heating (Worcester boiler) and UPVC double glazed windows and doors throughout. Off-road block paved parking is available at the front and side of the property. Chippings complement the front garden. Side access. Dilapidated detached garage to the rear. North facing rear garden space complemented by patio slabs, real grass and shrubbery. EPC TBC. Council tax band D.

****NO ONWARD CHAIN****

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

****HIGHLY SOUGHT AFTER LOCATION****

****POTENTIAL TO EXTEND (STP)****

Rowan Close is a short drive from Pontypridd train station and Pontypridd town centre which offers 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 schools being Bryncelynnog Comprehensive School and Pontypridd High School. There are useful mainline railway stations 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

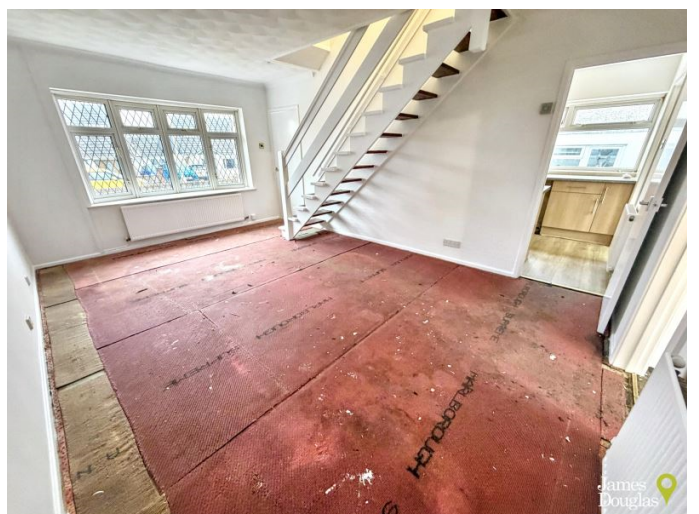
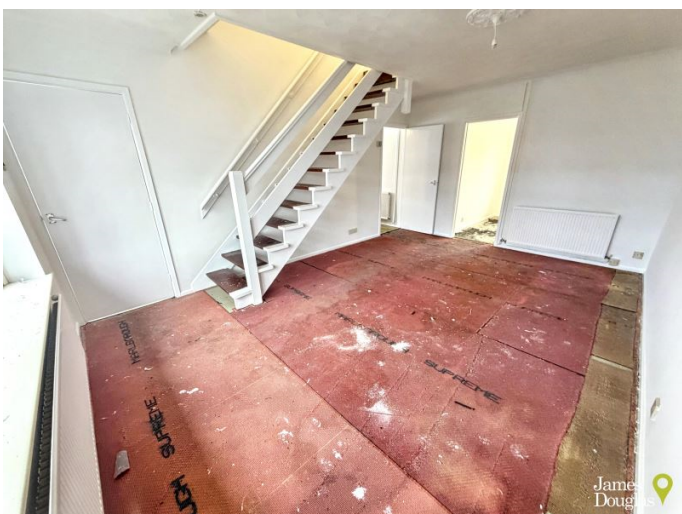
Tenure: Freehold

EPC: TBC

Council Tax Band: D Please note this sale is subject to the grant of probate

Accommodation...

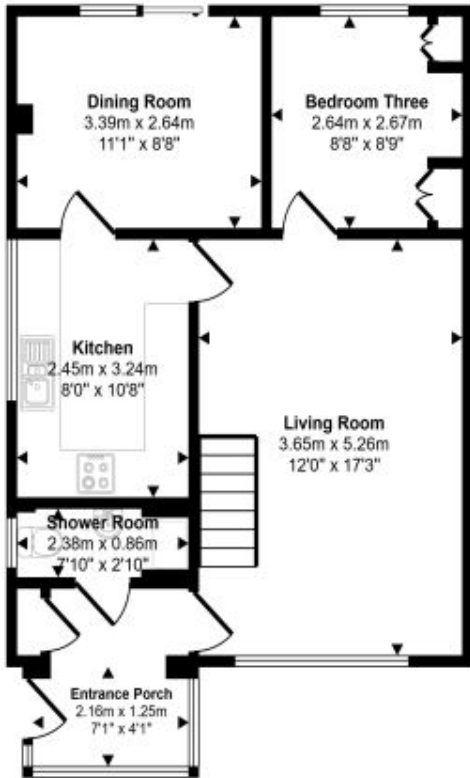
- Entrance Porch/Hallway
- Shower Room
- Living Room
- Bedroom Three
- Kitchen
- Dining Room
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions





Floorplan

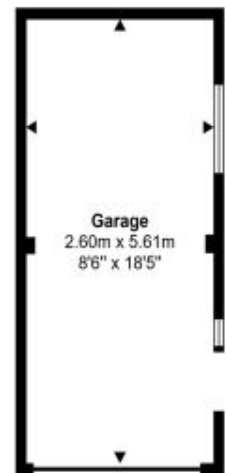
Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 32 sq m / 343 sq ft



Garage
Approx 15 sq m / 157 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		WAITING VALUES
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	