



Graigwen Parc, Graigwen, Pontypridd, CF37 2EQ
£330,000



- **Modern Throughout**
- **Sought After Location**
- **Fantastic Views**
- **South Facing Side Garden**
- **Conservatory**
- **Upstairs Bathroom & Downstairs WC**
- **Superb Family Home**
- **Double Garage**
- **EPC Rating D**

Description...

James Douglas is thrilled to welcome this charming four bedroom detached 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. In brief, the accommodation comprises an entrance hallway, WC, modern kitchen, living room, dining room and conservatory all on the ground floor. On the first floor, there are four well proportioned bedrooms and a modern family bathroom. Mains gas-fired central heating (British Gas boiler) and UPVC double-glazed windows and doors throughout (composite front door & aluminium sliding door leading to the conservatory). Block paved off-road parking for multiple vehicles and a double garage. The front garden features real grass and shrubbery. Side access. Multi-tiered rear garden space with a south-facing side garden. This space is complemented by patio slabs, real grass, trees, shrubbery and rear access to the garage. There is also a greenhouse for those keen gardeners. There is also potential to extend over the garage (STP). EPC D potential C. Council tax band E.

****SPECTACULOR PANORAMIC VIEWS****

****MODERN AND IMMACULATE THROUGHOUT****

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

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

****MULTI-TIER SOUTH FACING SIDE GARDEN****

****BLOCK PAVED DRIVEWAY & DOUBLE GARAGE****

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

Graigwen Parc, Graigwen is within a few minutes drive of Pontypridd town centre which offers 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

Accommodation...

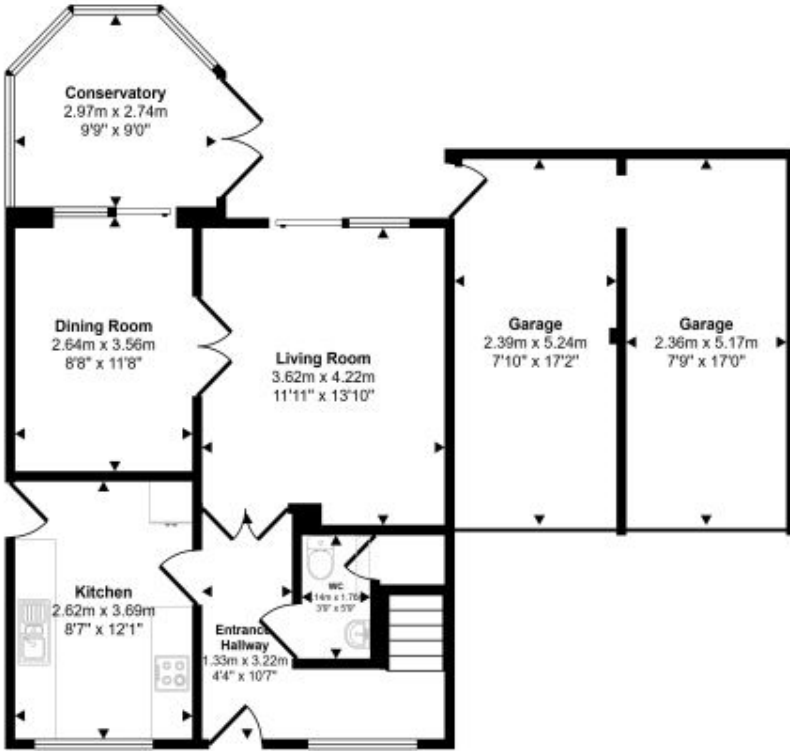
- Entrance Hallway
- WC
- Kitchen
- Living Room
- Dining Room
- Conservatory
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Double Garage
- Directions





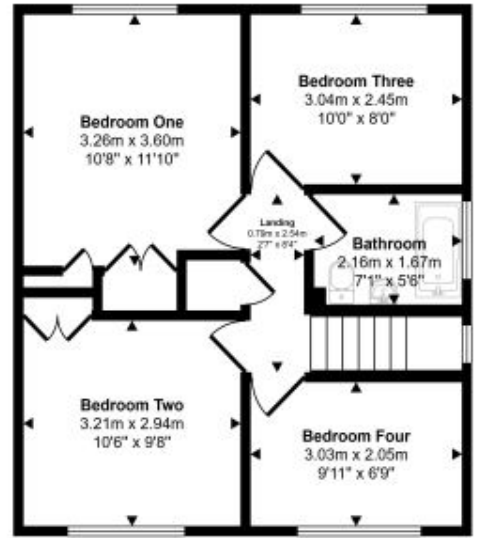
Floorplan

Approx Gross Internal Area
128 sq m / 1376 sq ft



Ground Floor
Approx 80 sq m / 865 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 47 sq m / 511 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			
69-80 C			80
55-68 D	65		
39-54 E			
21-38 F			
1-20 G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		