



**Graigwen Parc, Graigwen, Pontypridd, CF37 2EQ**

**£375,000**



- Beautifully Manicured West-Facing Garden
- Extended
- Modern & Immaculate Throughout
- Block Paved Driveway
- Detached Family Home
- Sought After Location
- Downstairs WC & Upstairs Shower Room

# Description...

James Douglas is thrilled to welcome this delightful extended four bedroom detached property to the market. Set in the highly sought after 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, open-plan living room/dining room, utility room and garden room all on the ground floor. On the first floor, there are four well proportioned bedrooms and a modern shower room. Johnson & Starley Hi-Spec J32 System E-T fan-assisted downflow warm air heater central heating and UPVC double-glazed windows and doors throughout. Block paved off-road parking for two vehicles to the front and one-off road parking space to the rear. Steps lead up to the front door. The front garden features block paving, real grass, patio slabs, chippings and shrubbery. Side access. Stunning, manicured west-facing rear garden includes patio slabs, real grass, a vegetable patch, a greenhouse and numerous trees and shrubbery. Block built, wood clad storage shed. Rear access to the workshop/former garage. Unbelievable panoramic views. EPC TBC. 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.

**\*\*BEAUTIFULLY MANICURED WEST-FACING REAR GARDEN SPACE\*\***

**\*\*BLOCK PAVED DRIVEWAY TO THE FRONT AND ONE-OFF ROAD PARKING SPACE TO THE REAR\*\***

**\*\*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 Ysgol Bro Taff 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

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Tenure: Freehold

# Accommodation...

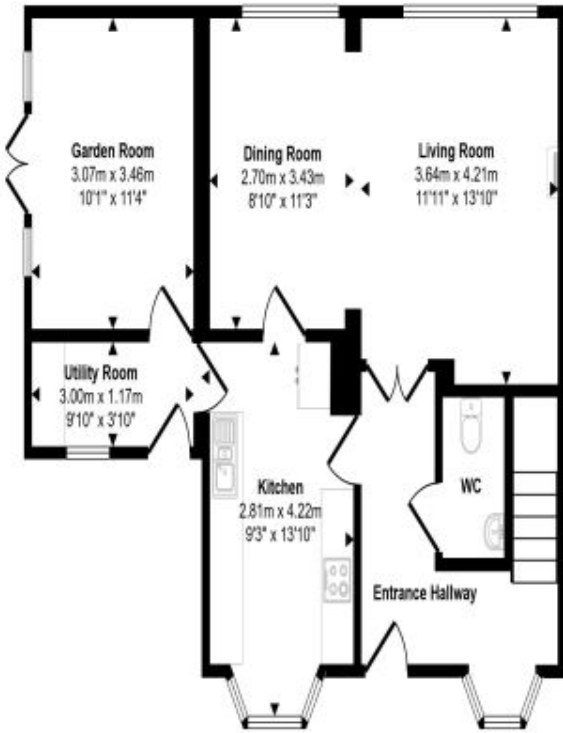
- Entrance Hallway
- WC
- Living/Dining Room
- Kitchen
- Utility Room
- Garden Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Shower Room
- Outside
- Workshop/Former Garage
- Directions



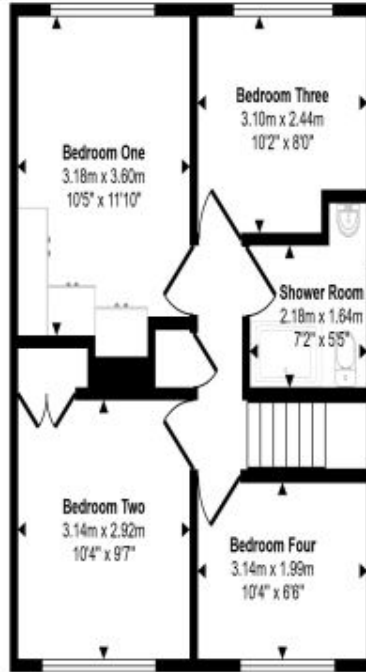


# Floorplan

Approx Gross Internal Area  
125 sq m / 1343 sq ft



Ground Floor  
Approx 65 sq m / 697 sq ft



First Floor  
Approx 47 sq m / 505 sq ft



Workshop/Former Garage  
Approx 13 sq m / 140 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 bathrooms suites are representations only and may not look like the real items. Made with Made Snappy 390.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	