



Vaughan Street, Pwllgwaun, Pontypridd, CF37 1HR

£165,000



- Well Presented Throughout
- Great A470/M4 Access
- Close To Local Amenities
- Ideal First Time Buy
- Combi Boiler
- Modern Fitted Kitchen
- South-East Facing
- Upstairs Shower Room
- EPC Rating D

# Description...

James Douglas is delighted to welcome this charming and deceptively spacious three-bedroom semi-detached property situated in a convenient residential location within easy reach of Pontypridd town centre, local amenities, schools and transport links.

The property offers well-proportioned accommodation throughout and retains much of its traditional character whilst providing practical living space for modern-day family life. The ground floor comprises a welcoming entrance hall, a comfortable living room to the front elevation, a separate dining room providing an ideal space for entertaining, and a generous kitchen/breakfast room to the rear with ample space for dining and everyday family use.

To the first floor, the landing gives access to three bedrooms, including two well-sized double bedrooms and a further single bedroom which could also be utilised as a home office, dressing room or nursery. The first floor is served by a family bathroom together with the additional benefit of a separate WC.

Externally, the property benefits from an enclosed courtyard garden providing a low-maintenance outdoor space ideal for relaxing or entertaining.

Extending to approximately 951 sq ft (88.3 sq m), the property provides versatile accommodation that will appeal to a variety of purchasers including first-time buyers, families and investors alike.

The property occupies a convenient position on Vaughan Street, with Pontypridd town centre, railway station, leisure facilities and a range of shops, cafés and schools all within easy reach. Excellent road links via the A470 provide straightforward access to Cardiff and the surrounding areas, making the property well placed for commuters.

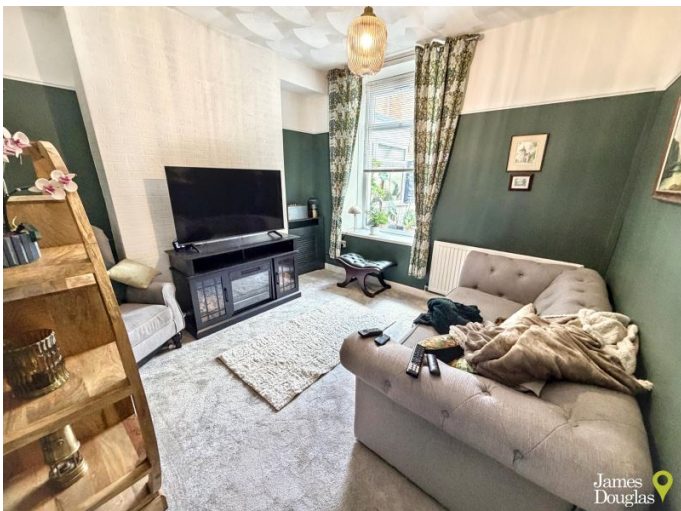
## Key Features

Three-bedroom semi-detached property  
Two reception rooms  
Spacious kitchen/breakfast room  
Family bathroom and separate WC  
Enclosed courtyard garden  
Approximately 951 sq ft (88.3 sq m)  
Convenient location close to Pontypridd town centre  
Excellent transport links including A470 and rail services  
Ideal first-time purchase, family home or investment opportunity

Early viewing is highly recommended.

# Accommodation...

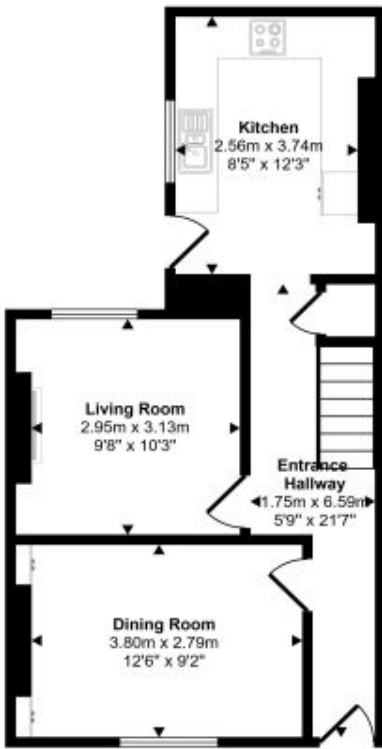
- Entrance Hallway
- Dining Room
- Living Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Utility Room
- Bathroom
- Outside
- Directions



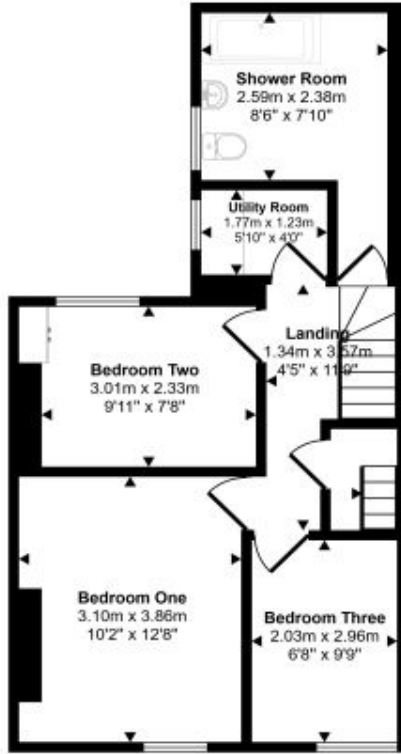


# Floorplan

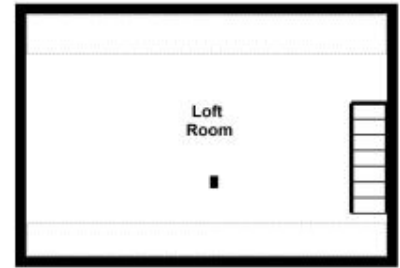
Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft



First Floor  
Approx 45 sq m / 486 sq ft



Second Floor  
Approx 18 sq m / 193 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 Snappy 360.

# 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>		<b>80</b>
55-68	<b>D</b>	<b>56</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	