



Cemetery Road, Glyntaff, Pontypridd, CF37 4BD

£132,500



- Two Double Bedrooms
- Ideal First Time Purchase
- Investment Opportunity
- En-Suite
- No Onward Chain
- New Combi Boiler
- Great A470/M4 Access
- Characterful Property
- EPC Rating D

# Description...

James Douglas is delighted to present this charming two-double-bedroom cottage situated in the sought-after village of Glyntaff. Dating back to approximately 1860, it offers characterful accommodation combined with modern-day conveniences. Ideally positioned within easy reach of Pontypridd town centre, the University of South Wales, local amenities and excellent transport links, the property suits first-time buyers, downsizers and investors alike. Being sold with no onward chain.

The accommodation is entered via a welcoming open-plan living and dining room, providing a spacious and versatile area for everyday living and entertaining. Character features throughout the property reflect its period origins, whilst the generous proportions create a comfortable and homely feel.

To the rear of the property is a fitted kitchen offering a range of wall and base units, along with access to a useful lean-to area that provides additional storage and practicality. The ground floor further benefits from a bathroom suite.

To the first floor, the landing provides access to two well-proportioned double bedrooms. The principal bedroom enjoys the added benefit of an en-suite facility, whilst both bedrooms offer ample space for furnishings and storage.

The property has been improved with UPVC double-glazed windows and doors throughout, along with a brand-new Worcester Bosch combination boiler that provides efficient heating and hot water.

Externally, residents benefit from on-street permit parking, whilst the property's location offers convenient access to local schools, Pontypridd town centre, train stations and the A470, providing straightforward commuting routes to Cardiff and the surrounding areas.

Properties of this character and price range remain in strong demand, and early viewing is recommended to fully appreciate the accommodation on offer.

## Key Features:

No Onward Chain  
Character Cottage Dating Back to Circa 1860  
Two Generous Double Bedrooms  
En-Suite to Principal Bedroom  
Spacious Open-Plan Living/Dining Room  
Ground Floor Bathroom  
Fitted Kitchen with Useful Lean-To  
Brand New Worcester Bosch Combination Boiler  
UPVC Double Glazed Windows and Doors Throughout

# Accommodation...

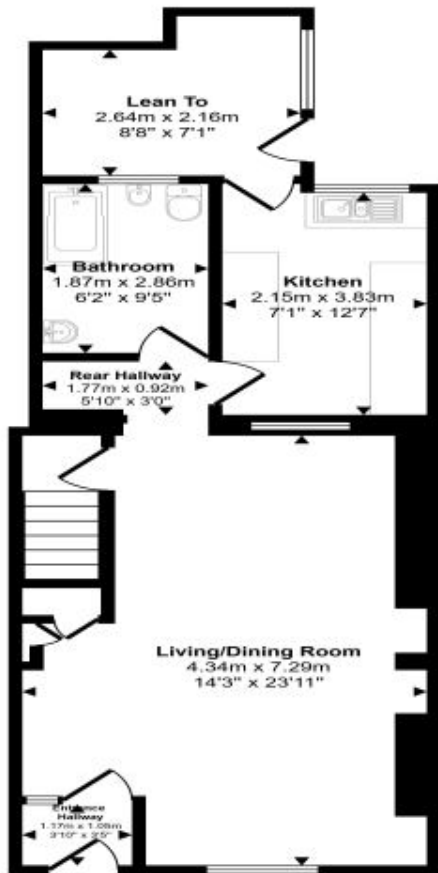
- Entrance Hallway
- Living/Dining Room
- Rear Hallway
- Bathroom
- Kitchen
- Lean-To
- Landing
- Bedroom One
- En-Suite
- Bedroom Two
- Outside
- Directions



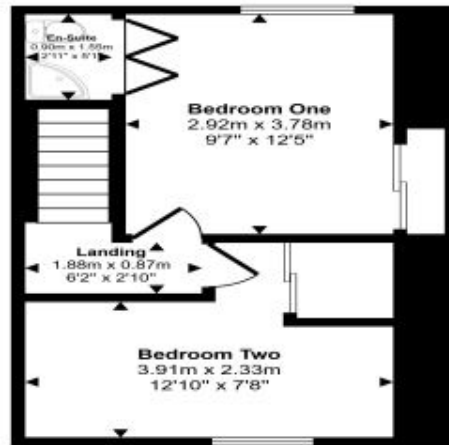


# Floorplan

Approx Gross Internal Area  
88 sq m / 949 sq ft



**Ground Floor**  
Approx 55 sq m / 595 sq ft



**First Floor**  
Approx 33 sq m / 354 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			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		