



Llantrisant Road, Graig, Pontypridd, CF37 1LW

£150,000



- Basement
- Close To Local Amenities
- Great A470/M4 Access
- Modern Fitted Kitchen
- Ideal First Time Purchase
- Downstairs Bathroom & Upstairs Shower Room
- No Onward Chain
- Fantastic Views

# Description...

James Douglas is delighted to welcome this well-presented three-bedroom terraced property to the market. Being sold with no onward chain. Situated in the ever-popular area of Graig, Pontypridd, the property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, families, or investors alike.

The ground floor briefly comprises an inviting entrance hallway, a generous dining room, comfortable living room, modern fitted kitchen, rear hallway, useful side storage room, and a family bathroom. To the first floor are two well-proportioned double bedrooms, a single bedroom, and an additional shower room.

Further benefits include UPVC double glazing and mains gas central heating throughout (Baxi combi boiler).

Externally, the property enjoys a low-maintenance north-west facing rear garden arranged over two tiers, featuring decking and a concrete seating area, with the remaining garden enhanced by mature trees and shrubbery. The property also boasts fantastic elevated views to the rear and a basement level storage area offering excellent potential for conversion, subject to the necessary permissions.

Conveniently located within walking distance of Pontypridd town centre and Pontypridd train station, the property provides easy access to a range of shops, leisure facilities, schools, and transport links. Excellent road connections also allow straightforward commuting to Cardiff, Newport, and Swansea via the nearby A470 and M4 corridor. The local primary schools are Ysgol G.G. Evan James Primary School & Maes-Y-Coed Primary School with the local high schools being Pontypridd High School & Ysgol Garth Olwg.

## Additional Information

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Tenure: Freehold  
Council Tax Band: B  
EPC: TBC

# Accommodation...

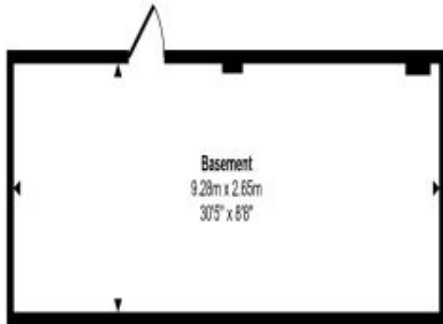
- Entrance Hallway
- Dining Room
- Living Room
- Kitchen
- Rear Hallway
- Side Storage Room
- Bathroom
- Split Level Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Basement
- Outside
- Directions



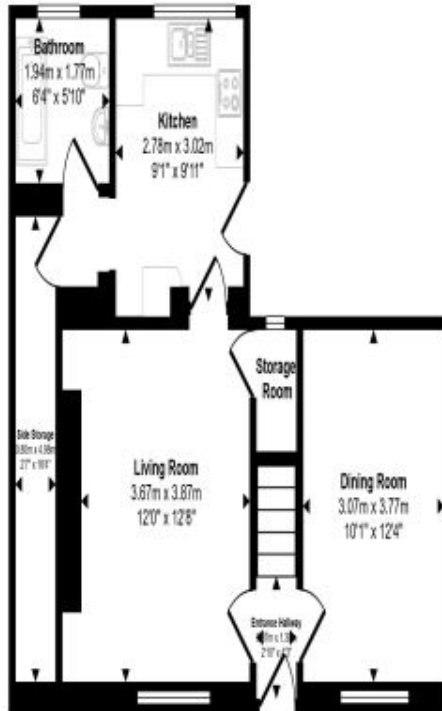


# Floorplan

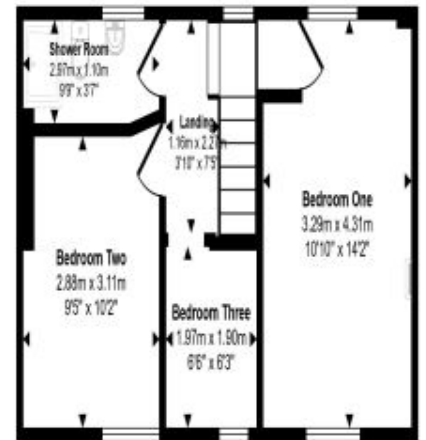
Approx Gross Internal Area  
114 sq m / 1228 sq ft



Basement  
Approx 25 sq m / 265 sq ft



Ground Floor  
Approx 53 sq m / 568 sq ft



First Floor  
Approx 37 sq m / 394 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	<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	