



Gwyn Street, Treforest, Pontypridd, CF37 1TU

£215,000



- Modern Kitchen & Bathroom
- Ideal First Time Buy
- Fantastic Views
- Close To Local Amenities
- Superb Family Home
- Great A470/M4 Access
- Well Presented Throughout
- Three Double Bedrooms
- EPC Rating D

Description...

James Douglas is delighted to welcome this beautifully presented, modern three-bedroom end-of-terrace property to the market. Situated in the ever-popular village of Treforest, this spacious freehold home offers modern living throughout, fantastic side-facing views and low-maintenance outdoor space, making it an ideal purchase for first-time buyers, growing families or investors alike.

The accommodation is well-proportioned and thoughtfully laid out. Upon entering through the attractive composite front door, you're welcomed by a bright entrance hallway providing access to a generous living room, perfect for relaxing after a long day. The separate dining room offers an excellent space for family meals and entertaining, flowing through to a modern fitted kitchen with a practical utility room beyond, providing additional storage and workspace.

To the first floor, the property continues to impress with three genuine double bedrooms, offering plenty of flexibility for family life, guest accommodation or those working from home. Completing the first floor is a stylish, modern family bathroom finished to a high standard.

Externally, the property benefits from attractive, low-maintenance gardens to both the front and rear. The front garden is complemented by patio slabs, decorative chippings and original tiled detailing, creating an inviting first impression. To the rear, the south-east facing garden provides a private outdoor space featuring patio slabs and established shrubbery, ideal for enjoying the morning and afternoon sunshine. The garden also benefits from rear lane access, an outside WC and a separate storage room, providing excellent practicality and additional storage.

Positioned on a corner plot, the property enjoys fantastic panoramic views to the side, enhancing its appeal and providing a wonderful outlook. On-street parking is available directly outside.

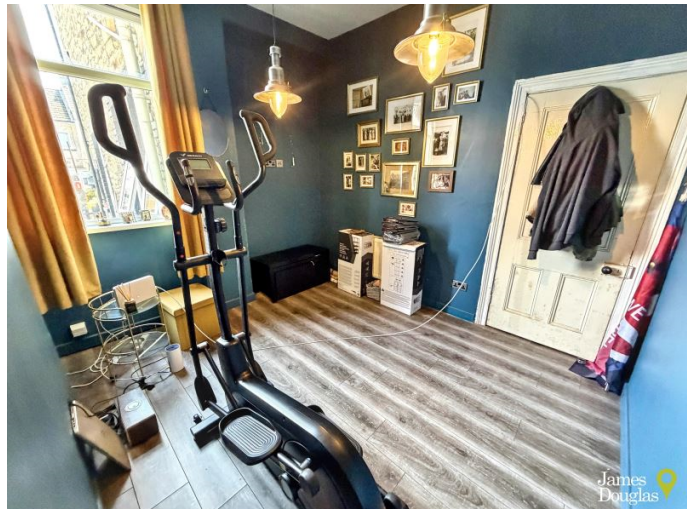
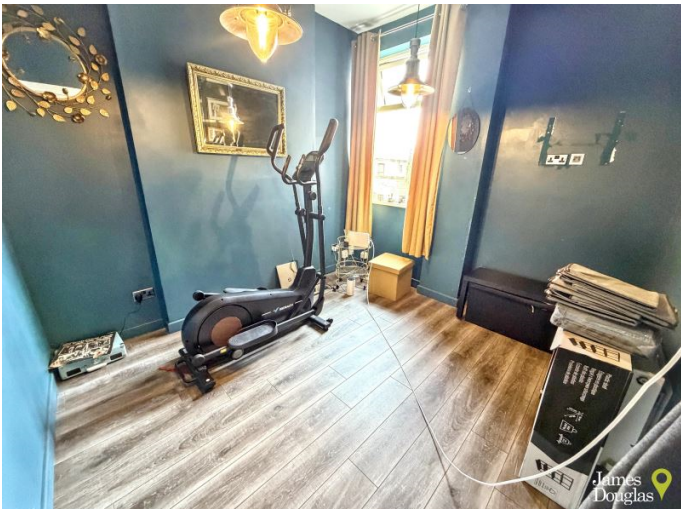
Further benefits include UPVC double glazed windows and doors, a composite front door, freehold tenure, an EPC rating of D with the potential to improve to C, and a convenient location close to local amenities, schools, Treforest Train Station, the University of South Wales and excellent road links for commuters.

Offering generous accommodation, modern presentation and a sought-after location, this fantastic home is ready for its next owners to move straight in and enjoy.

Early viewing is highly recommended.

Accommodation...

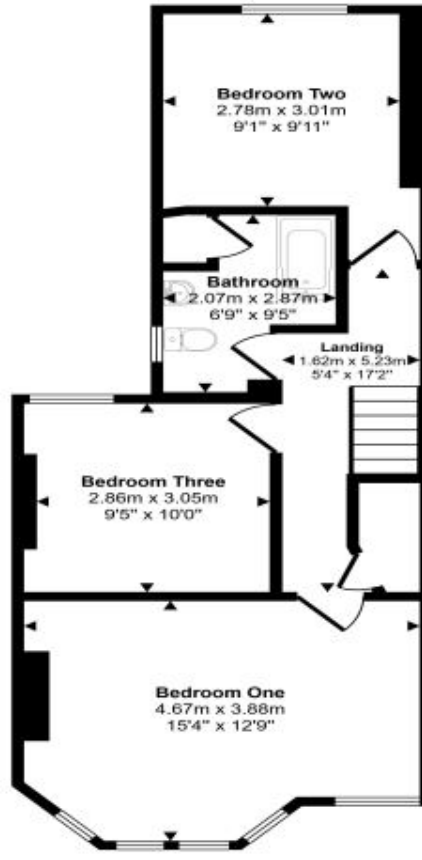
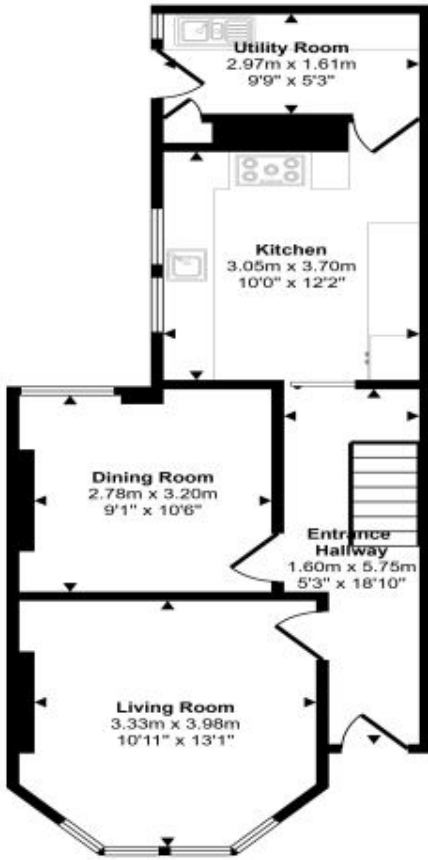
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Utility
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
103 sq m / 1105 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 | | | 79 |
| (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 | | |