



Cefn Close, Glyncoch, Pontypridd, CF37 3PR

£170,000



- Two Double Bedrooms
- Fantastic Views
- West Facing Landscaped Garden
- Modern Kitchen & Bathroom
- Off-Road Parking
- Ideal First Time Purchase
- Great A470/M4 Access
- Upstairs Bathroom
- EPC Rating TBC

Description...

James Douglas is delighted to welcome this beautifully presented two double bedroom mid-terraced property to the market, situated in a quiet cul-de-sac and offering lovely open views to the front. Perfectly suited to first-time buyers, those looking to downsize or investors alike, this freehold home has been tastefully modernised throughout and is ready to move straight into.

The accommodation briefly comprises an entrance hallway, a spacious and welcoming living room, and a stylish contemporary kitchen/diner fitted with a range of modern wall and base units, an integrated fridge/freezer, cooking appliances and ample space for family dining. Patio doors lead directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are two generous double bedrooms, both offering excellent proportions, together with a modern family bathroom finished to a high standard.

Externally, the property benefits from off-road parking for one vehicle to the front, with potential to create an additional parking space (subject to the necessary consents). The landscaped west-facing rear garden has been thoughtfully designed for low maintenance and year-round enjoyment, featuring a patio seating area, artificial lawn and a covered veranda, making it an ideal space for entertaining family and friends or simply relaxing in the afternoon and evening sun.

Further benefits include UPVC double glazing, gas central heating, freehold tenure and an EPC rating to be confirmed.

This fantastic home combines modern living with a sought-after location and represents an excellent opportunity for a variety of purchasers. Early viewing is highly recommended.

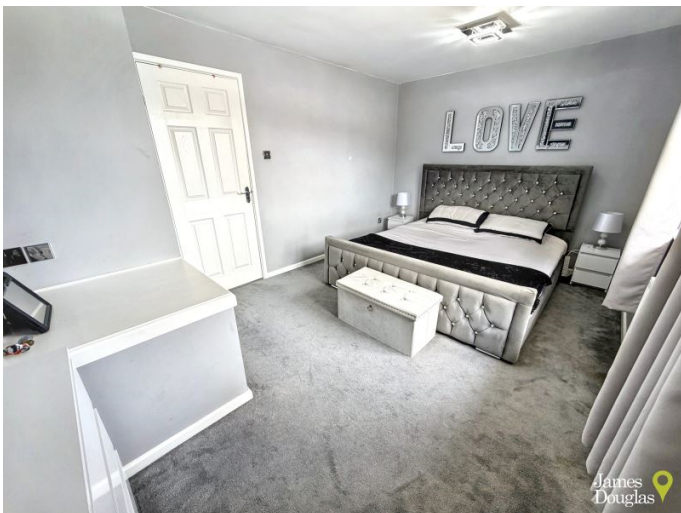
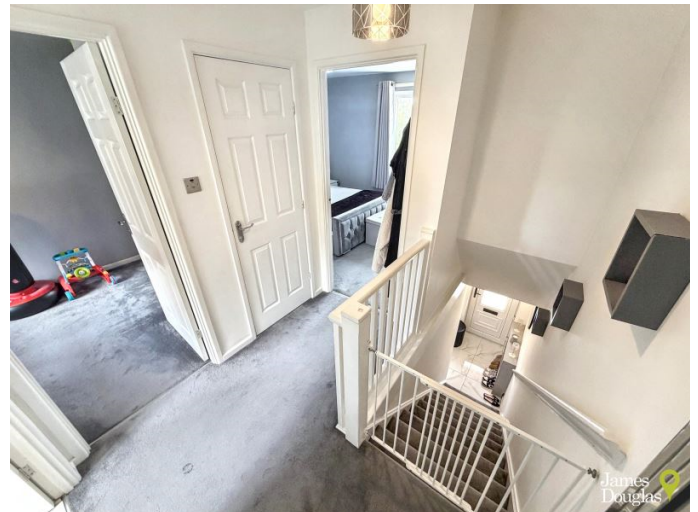
Key Features:

Two double bedrooms
Mid-terraced property
Freehold
Cul-de-sac location
Beautiful views to the front
Spacious living room
Modern kitchen/diner
Contemporary family bathroom
Landscaped west-facing rear garden with patio, artificial lawn and veranda
Off-road parking with potential to create a second parking space (STPP)
Ideal first-time purchase, downsizing opportunity or investment
EPC: TBC

Accommodation...

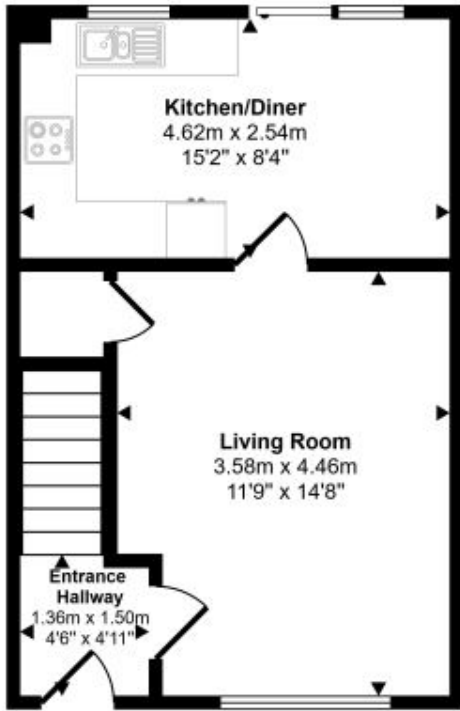
- Entrance Hallway
- Living Room
- Kitchen/Diner
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions



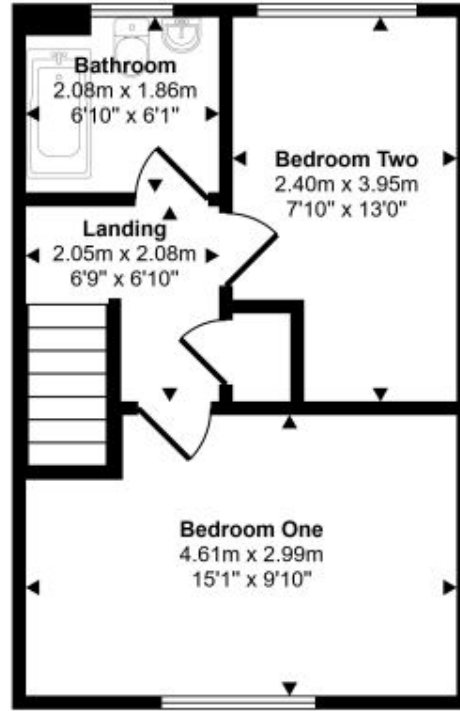


Floorplan

Approx Gross Internal Area
66 sq m / 713 sq ft



Ground Floor
Approx 33 sq m / 355 sq ft



First Floor
Approx 33 sq m / 357 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	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	