

Ebenezer Street, Rhydyfelin, Pontypridd, CF37 5PB
£150,000



- Ideal First Time Purchase
- New To Market For The First Time In 50 Years
- Close To Local Amenities
- No Onward Chain
- Modernisation Required
- Generous Rear Garden
- Great A470/M4 Access
- Three Bedrooms

Description...

James Douglas is delighted to welcome to the market this three-bedroom mid-terraced property, situated in the popular and convenient residential area of Rhydyfelin, Pontypridd. Having been in the same ownership and coming to the market for the first time in almost 50 years, this property presents an excellent opportunity for a purchaser looking for a home they can modernise and put their own stamp on.

Offered for sale at £150,000 and available with the benefit of being freehold, the property is likely to appeal particularly to first-time buyers, investors or those seeking a refurbishment project with the opportunity to create a home suited to their own tastes and requirements. The property is dated internally and will require modernisation throughout, but offers well-proportioned accommodation and a particularly good-sized rear garden.

The accommodation is accessed via an entrance porch leading into the hallway, with doors providing access to the principal living accommodation. The ground floor comprises an open-plan living/dining room, providing a generous and versatile reception space, together with the kitchen positioned to the rear of the property.

The living/dining room benefits from a gas fireplace, with the property's back boiler located behind the fireplace. The kitchen is currently fitted with wood-effect wall and base units, complemented by laminate worktops, and offers a good opportunity for a purchaser to create a modern kitchen suited to their own requirements.

To the first floor is a landing providing access to three bedrooms and the family bathroom. Bedroom one and bedroom two provide good-sized sleeping accommodation, with bedroom three offering a further bedroom or potentially a useful home office, subject to the purchaser's requirements. The existing bathroom is fitted with a four-piece avocado-coloured suite and is now dated, providing another obvious area for modernisation.

There is also a pull-down loft ladder providing access to the loft room, which benefits from a Velux window. This additional space offers useful potential for storage, hobbies or other uses, subject to any necessary permissions and building regulations where applicable.

Externally, there is on-street parking available to the front of the property. To the rear is a particularly good-sized north-west facing garden extending to approximately 60 feet in length, providing considerably more outdoor space than many properties of this type. The garden is complemented by areas of patio, real grass, established trees and mature shrubbery, creating a pleasant and private outdoor environment.

The garden also benefits from excellent storage provision, with two plastic storage sheds, a greenhouse and a block-built storage shed, all of which will remain at the property.

Situated within Rhydyfelin, the property is conveniently positioned for access to Pontypridd town centre and the surrounding

Accommodation...

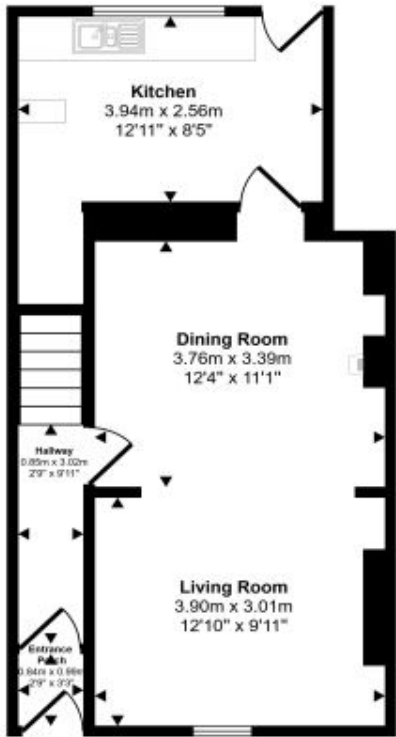
- Entrance Porch
- Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Loft Room
- Outside
- Directions



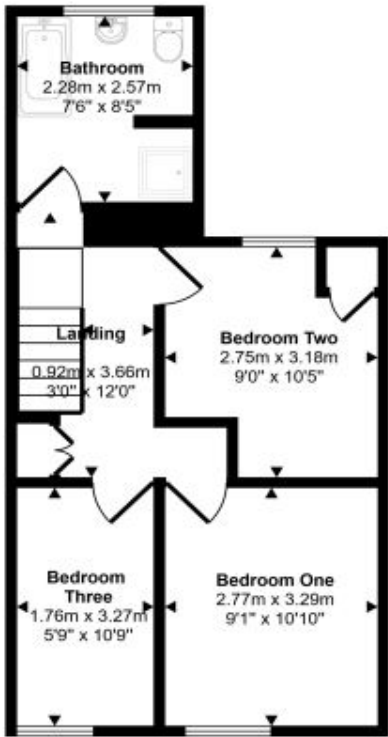


Floorplan

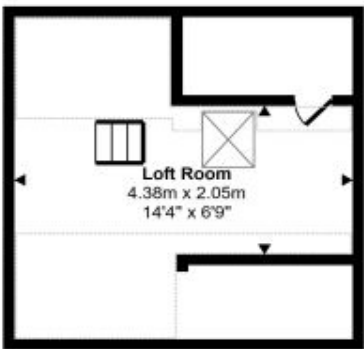
Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft



First Floor
Approx 38 sq m / 412 sq ft



Second Floor
Approx 20 sq m / 210 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
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	