

Cilfynydd Road, Cilfynydd, Pontypridd, CF37 4NL
£155,000



- Upstairs Bathroom
- Great A470/M4 Access
- Modern Fitted Kitchen
- Well Presented Throughout
- No Onward Chain
- Ideal First Time Purchase
- Three Double Bedrooms
- Combi Boiler
- EPC Rating TBC

Description...

James Douglas is delighted to welcome to the market this modern and well-presented three double bedroom mid-terraced property, situated on Cilfynydd Road in the popular village of Cilfynydd, Pontypridd. Offered for sale at £155,000 and with the significant benefit of no onward chain, this property would make an excellent first-time purchase, family home or investment opportunity. There is also the opportunity to purchase/include certain fixtures and fittings within the property.

The property is presented in good condition throughout and offers comfortable and practical accommodation which is ready to move into. While the kitchen and bathroom could potentially be modernised in the future to suit individual tastes, both are perfectly usable and the property as a whole provides a particularly good opportunity for a purchaser wanting a home that can be enjoyed immediately without the need for extensive work.

The accommodation is entered via an entrance hallway which leads through to the main living accommodation. To the front is a comfortable living room which opens directly into the dining room, creating a pleasant and versatile reception space for both everyday living and entertaining. From the dining room, a door leads into the kitchen.

The kitchen is a great size with practical space, fitted with modern-style wall and base units and providing ample room for the usual appliances and preparation areas. While it may benefit from further updating in time, it is well suited to the current accommodation and offers scope for a future purchaser to personalise and improve if desired.

To the first floor is a landing providing access to three genuine double bedrooms, making this an ideal property for a growing family or buyers requiring additional bedroom space. The floor is completed by a good-sized family bathroom.

Externally, the property benefits from on-street parking to the front. To the rear is a particularly pleasant south-east facing, two-tier garden, designed with relatively low maintenance in mind. The garden is complemented by a concrete base, chippings and a raised lawn area complemented by established shrubbery and planting. There is also rear access, adding further practicality to the outdoor space.

The location provides convenient access to the amenities of Cilfynydd and nearby Pontypridd, with Pontypridd town centre offering a wider range of shops, schools, leisure facilities and transport links. The property is also well placed for access to the A470 and the wider South Wales road network.

Overall, this is a lovely opportunity to acquire a three double bedroom freehold property which is modern, well presented and ready to move into, with the added benefit of no onward chain and a good-sized, low-maintenance rear garden.

Early viewing is highly recommended to fully appreciate the accommodation and presentation on offer.

Tenure: Freehold

Accommodation...

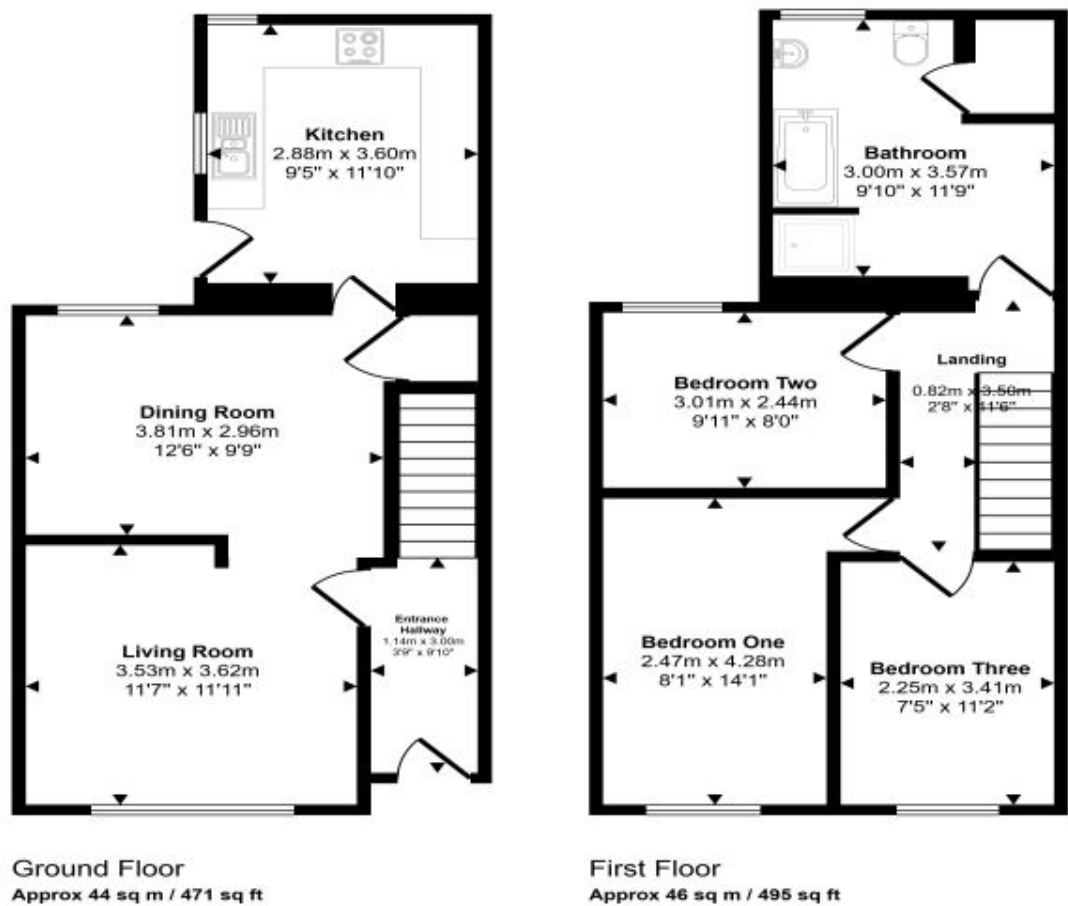
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
90 sq m / 966 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
Very energy efficient - lower running costs		
(92-100) 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	