

Llantrisant Road, Graig, Pontypridd, CF37 1LN
£150,000



- No Onward Chain
- Modern & Immaculate Throughout
- Fantastic Views
- Three Double Bedrooms & Loft Room
- Modern Kitchen & Bathroom
- Ideal First Time Purchase
- Great A470/M4 Access

Description...

James Douglas is delighted to welcome to the market this beautifully refurbished three double bedroom end-of-terrace property, which has undergone a comprehensive programme of improvement by the current owner over the last three years. The works included a new Worcester combination boiler, complete re-wire, replacement windows, modern kitchen and modern bathroom, meaning the property has been extensively updated throughout. Being sold with no onward chain.

The property also has an interesting history, having originally been purchased by the current vendor at auction before being featured on the popular television programme Homes Under the Hammer. The current owner has since carried out significant refurbishment works, creating a modern and comfortable home while retaining the character and proportions of the original property.

The accommodation begins with an entrance porch leading into the hallway, with doors providing access to the separate living room and dining room, along with the staircase rising to the first floor. The living room provides a comfortable reception space, while the dining room gives access through to the modern kitchen.

The kitchen has been finished in a modern style with contemporary units and work surfaces, along with a useful breakfast bar. From the kitchen there is an opening through to a separate utility room, providing useful additional space for appliances and storage, with a door leading directly out to the rear garden.

To the first floor, the landing provides access to three well-proportioned double bedrooms, making the property particularly suitable for families, couples requiring additional space or buyers looking for flexible accommodation. The floor is completed by a large and beautifully presented modern four-piece family bathroom, incorporating a bath, separate shower, WC and wash hand basin.

There is also a loft hatch with a fold-down ladder providing access to the loft space. Whilst this is not considered a loft room as such, it provides useful additional storage and benefits from two Velux windows to the rear elevation.

Externally, on-street parking is available to the front via an adjacent street (Graig Street). The property also benefits from a north-west facing rear garden, which has been arranged with a mixture of real lawn, decorative chippings and established shrubbery, along with a raised patio area. The garden is currently complemented by rattan outdoor furniture and provides a pleasant space for outdoor seating and entertaining. The rear also enjoys lovely views across the surrounding area.

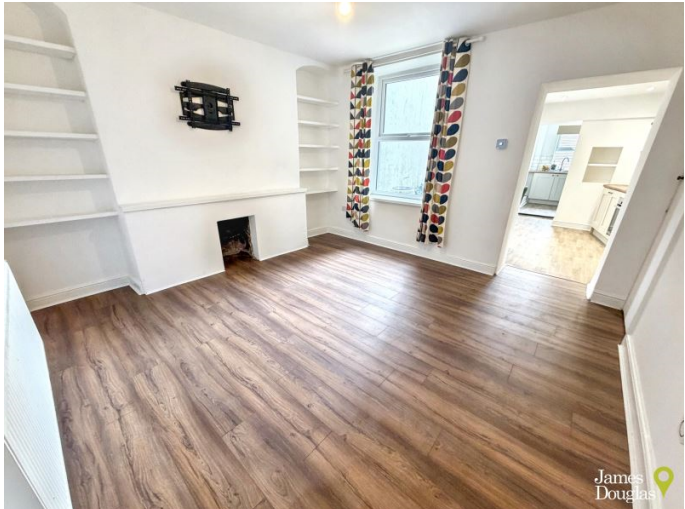
Tenure: Freehold

Council Tax: Band C

EPC: E (Potential C)

Accommodation...

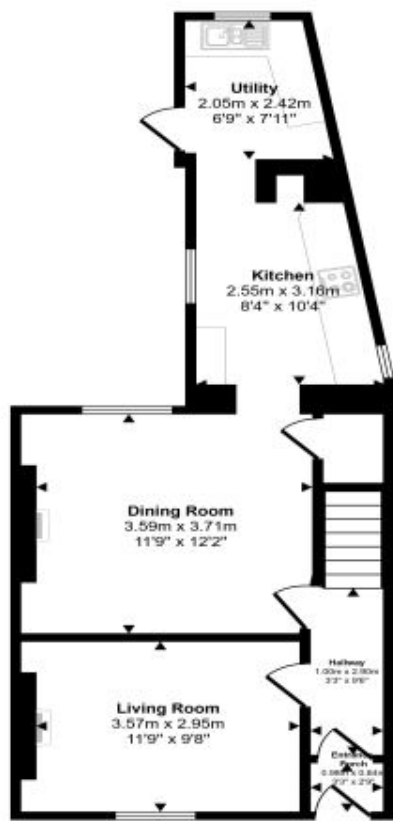
- Entrance Porch
- Hallway
- Living Room
- Dining Room
- Kitchen
- Utility
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Loft
- Outside
- Directions



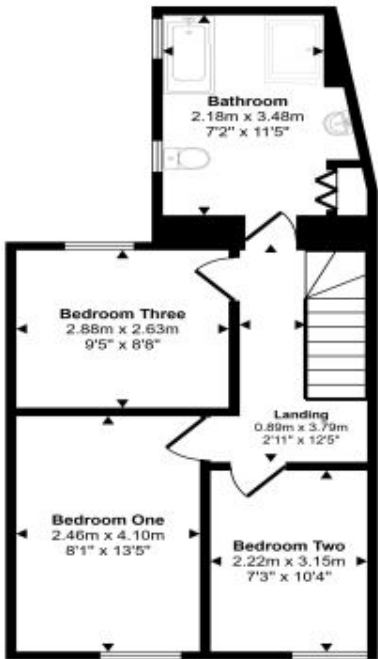


Floorplan

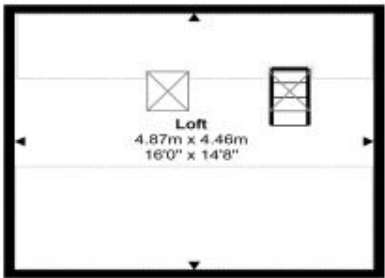
Approx Gross Internal Area
114 sq m / 1224 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft



First Floor
Approx 44 sq m / 472 sq ft



Second Floor
Approx 22 sq m / 234 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

