

Canal Cottages, Trallwn, Pontypridd, CF37 4LL
£160,000



- Off-Road Parking For Three Cars
- Ideal First Time Purchase
- Garden Workshop
- Modern Fitted Kitchen
- Close To Local Amenities
- Well Presented Throughout
- Great A470/M4 Access
- Ideal Family Home
- EPC Rating B

Description...

James Douglas is delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, ideally positioned in Trallwn, Pontypridd. Offering well-proportioned accommodation, modern presentation throughout, off-road parking for three vehicles and a larger-than-average rear garden, this property would make an excellent home for first-time buyers, young families or those looking for a well-maintained property with useful outdoor space.

The property is approached via a composite front door which opens into a welcoming entrance porch and hallway, providing access to the principal rooms.

To the front of the property is a large living/dining room, offering a versatile space for both relaxing and entertaining. To the rear is a particularly impressive modern kitchen, fitted with attractive racing green wall and base units, complementary laminate worktops and an integrated dishwasher. There is also ample space for the remaining freestanding white goods. French doors provide direct access from the kitchen to the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. A door from the kitchen also provides access to the bathroom.

To the first floor are three bedrooms, comprising two comfortable double bedrooms and a useful single bedroom, making the accommodation suitable for a variety of family requirements or for those needing a home office or additional guest room.

Externally, the property benefits from a north-east facing rear garden which is notably larger than average for the area. Designed for ease of maintenance, the garden incorporates a combination of patio slabs, chippings and a concrete base, providing a variety of useful areas for seating, entertaining, storage or outdoor activities. A UPVC double glazed door leads into a useful garden workshop/storage building, while gated side access provides convenient access between the garden and the property's off-road parking.

To the side, there is off-road parking for up to three vehicles, a particularly valuable feature for a three-bedroom property.

Situated in Trallwn, the property offers convenient access to the amenities and facilities of Pontypridd, while also benefiting from excellent transport links for those commuting throughout the South Wales area. The combination of its attractive presentation, generous garden, ample parking and practical three-bedroom accommodation makes this a property worthy of an early viewing.

Tenure: Freehold

Council Tax Band: B

EPC: TBC

Accommodation...

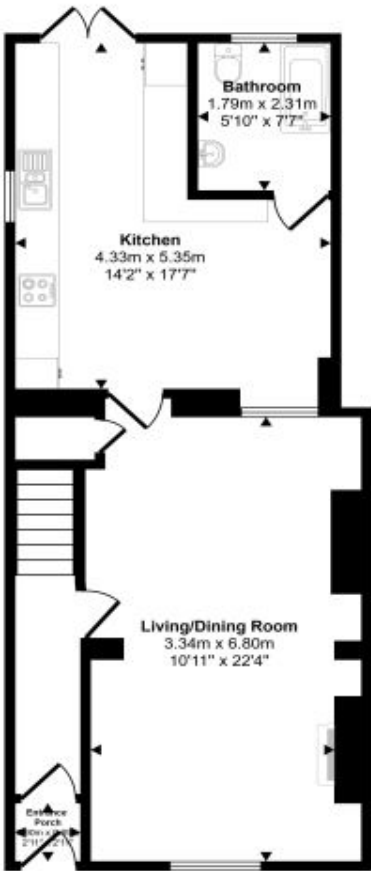
- Entrance Porch
- Hallway
- Living/Dining Room
- Kitchen
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



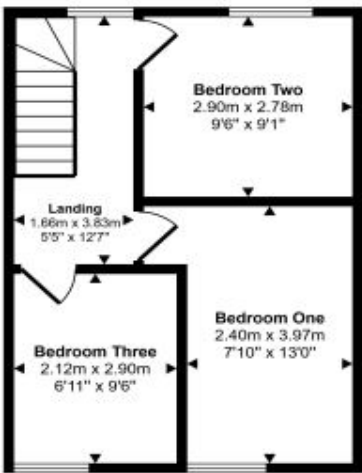


Floorplan

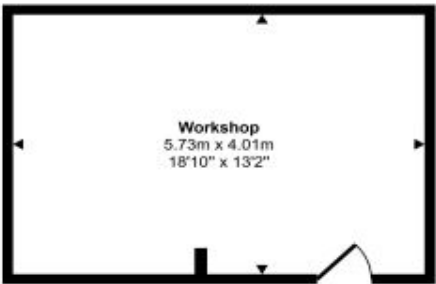
Approx Gross Internal Area
113 sq m / 1216 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft



First Floor
Approx 32 sq m / 348 sq ft



Workshop
Approx 23 sq m / 248 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 