

Saron Street, Treforest, Pontypridd, CF37 1TF
£140,000



- Investment Opportunity
- Great A470/M4 Access
- Three Double Bedrooms
- Modern Kitchen & Bathroom
- Close To Local Amenities
- Walking Distance To Train Station
- New Kitchen 2023
- Ideal First Time Purchase

Description...

James Douglas are delighted to welcome to the market this well-presented three double bedroom mid-terrace property, situated in the popular and convenient area of Treforest. Offering spacious accommodation, a modern kitchen, south-west facing rear garden and a number of improvements carried out by the current owners, the property would make an ideal first-time purchase, family home or investment opportunity.

The property is approached via an entrance hallway which provides access to the living room, together with a further hallway leading through to the dining room and staircase to the first floor.

The dining room opens directly into the modern racing green kitchen, which was installed in 2023 and provides a stylish and practical heart to the home. The kitchen also provides access to a rear hallway, which in turn leads to the downstairs bathroom. A rear door from the kitchen provides direct access to the garden.

To the first floor, the landing provides access to three well-proportioned double bedrooms, making the property particularly well suited to families, sharers or those requiring additional bedroom space.

Externally, the property benefits from a south-west facing rear garden, complemented by a combination of patio slabs and a concrete base, together with a useful stone-built outbuilding. There is also a right of way side access through the neighbouring garden if required. This access is specifically for this property, with the neighbouring properties not having access through this garden.

The property has been subject to a number of improvements in recent years, including the removal of the chimney stack in 2023, renewal of the guttering and fascia boards, a new flat roof over the kitchen in 2024, a new fuse box in 2025 and rendering to both the front and rear elevations, also completed in 2025. The property further benefits from UPVC double glazing throughout and a main combi boiler.

Situated within Treforest, the property is conveniently located for local amenities, public transport links and access towards Pontypridd and surrounding areas, while also being well placed for those requiring access to the University of South Wales and the wider Treforest area. For those who prioritise convenience and connectivity, the location is a particular advantage. Whilst parking is on-street to the front, Treforest Railway Station is approximately a five-minute walk away, providing excellent rail connections towards Cardiff and making the property an appealing option for commuters, students and those looking for easy access to the surrounding areas.

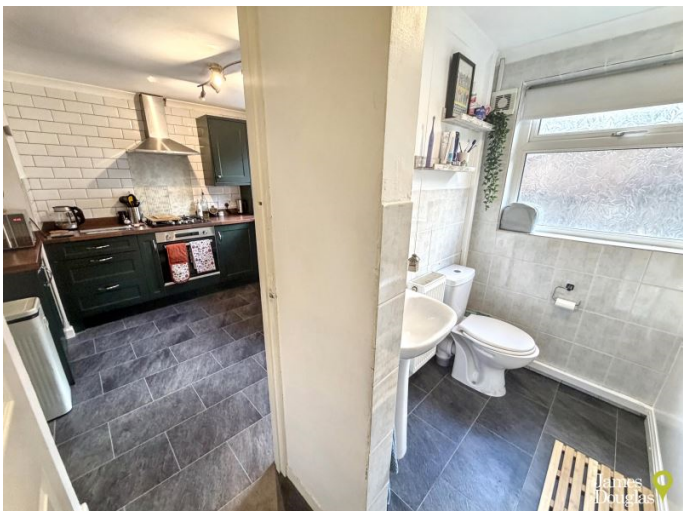
Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: B

Accommodation...

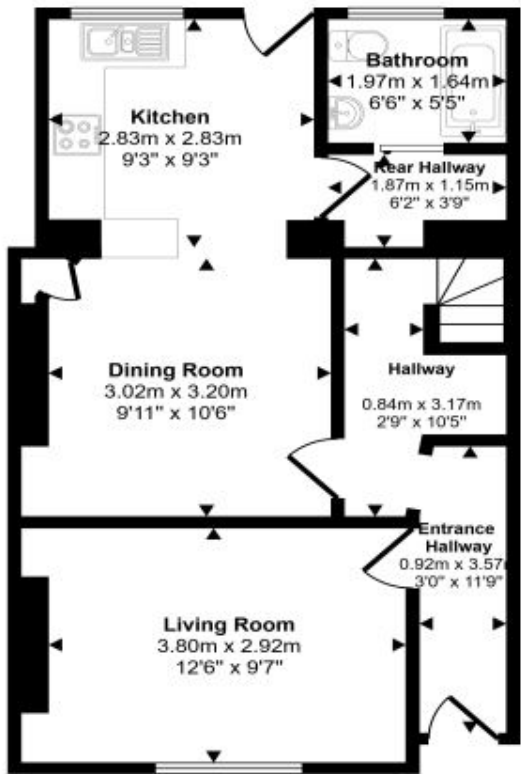
- Entrance Hallway
 - Hallway
 - Living Room
 - Dining Room
 - Kitchen
 - Rear Hallway
 - Bathroom
- Landing
 - Bedroom One
 - Bedroom Two
 - Bedroom Three
 - Outside
 - Directions



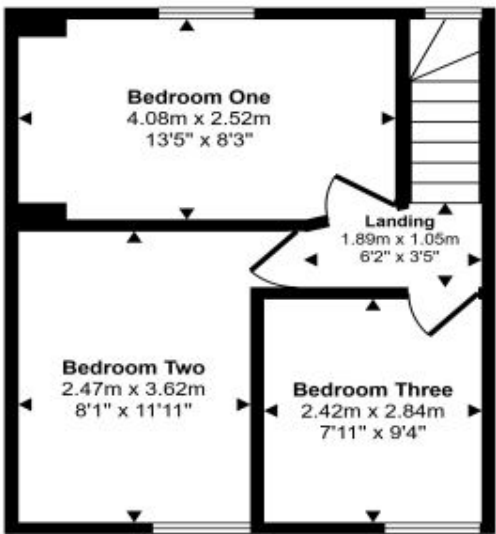


Floorplan

Approx Gross Internal Area
79 sq m / 848 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 32 sq m / 341 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		88
(81-91) B		
(69-80) C	72	
(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 