James Douglas
SALES AND LETTINGS

FOR SALE

Llwynmadoc Street, Graigwen, Pontypridd, CF37 2HR

£270,000



- Modern & Immaculate Throughout
- Sought After Location
- Walking Distance to Town Centre
- Close To Local Amenities
- Modern Kitchen & Bathroom
- Ideal First Time Purchase
- Upstairs Bathroom
- Great A470/M4

James Douglas Sales & Lettings, 1 Church St, Pontypridd , CF37 2TH
01443 485000

Description…

James Douglas are delighted to welcome to the market this beautifully presented, bay-fronted four-bedroom terraced property, situated in the popular residential area of Graigwen, Pontypridd. Offered for sale with the benefit of freehold tenure, this traditional-built home combines attractive period features with modern, tastefully presented accommodation throughout, making it an excellent choice for families and those seeking additional bedroom space.

The property is entered via a welcoming entrance hallway, complemented by attractive wood flooring which continues through into the open-plan living and dining room. The front reception area benefits from a characterful bay window, allowing plenty of natural light to fill the room, while the dining area to the rear provides an ideal space for entertaining and family dining. Both areas are finished in a modern and tasteful style, creating a lovely sense of flow throughout the ground floor.

The dining area leads through to a contemporary fitted kitchen, featuring wood-effect wall and base units, laminate worktops and a stainless-steel sink. Integrated appliances include a four-ring gas hob, fan-assisted oven and washing machine, with further space available for a fridge/freezer and dishwasher. A particularly useful understairs storage and pantry area provides additional practicality, with space for a tumble dryer. From the kitchen, there is access through to the lean-to and out to the rear garden.

To the first floor, the landing provides access to four well-presented bedrooms, comprising two generous double rooms and two single bedrooms, alongside the family bathroom. All four bedrooms are tastefully decorated and offer flexible accommodation for families, guests or those requiring space to work from home. The family bathroom is finished to an excellent standard, fully tiled and presented in immaculate condition, featuring a mains-fed waterfall shower, enclosed-cistern WC and contemporary vanity unit wash hand basin.

Externally, the property benefits from on-street permit parking to the front, with steps leading up to the entrance and a front garden finished with patio slabs, decorative chippings, established trees and shrubbery. To the rear, the north-west-facing garden offers a pleasant outdoor space, with steps leading up to a lovely seating area complemented by patio slabs, trees and established shrubbery – ideal for enjoying the warmer months.

Beautifully maintained and ready to move into, this attractive four-bedroom home offers spacious and versatile accommodation in a popular Pontypridd location.

Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D (Potential B)

Accommodation…

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














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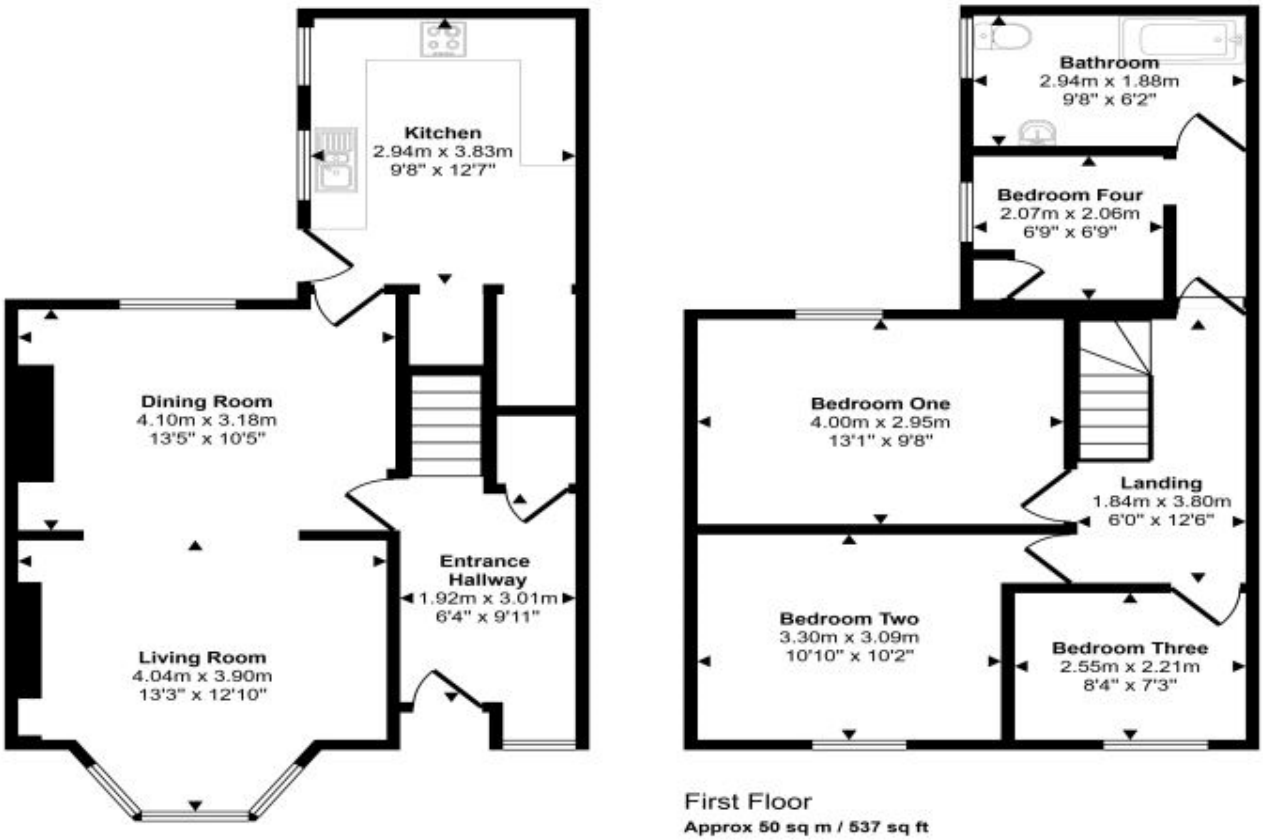

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Floorplan

Approx Gross Internal Area
101 sq m / 1092 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft

First Floor
Approx 50 sq m / 537 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

