



Graigwen Road, Graigwen, Pontypridd, CF37 2HD

£200,000



- Generous Living Space
- Superb Family Home
- Spacious Lounge/Diner
- Two / Three Bedrooms
- Close To Local Amenities
- Excellent Location
- Rare Opportunity
- Combi Boiler
- EPC Rating D

Description...

James Douglas are delighted to welcome this two/three bedroom detached property to the market, being sold with no onward chain and in the ever popular area of Graigwen, Pontypridd. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize or for those looking to downsize. In brief terms the accommodation comprises an conservatory, living/dining room, hallway, shower room, kitchen and bedroom three/reception room all on the ground floor. Upstairs there are two good sized double bedrooms and a four-piece family bathroom. Mains gas fired central heating and double glazed throughout. Driveway parking for multiple vehicles. A split level plot with good sized garden space. Potential to extend (STP) EPC D potential C. Council tax band E.

****NO ONWARD CHAIN****

****POTENTIAL TO EXTEND (STP)****

****3D WALK THROUGH AVAILABLE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS TWO/THREE BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GRAIGWEN, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

Graigwen Road, Graigwen is within a few minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedylan Primary & Ysgol G.G. Evan James Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway in Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: E

Accommodation...

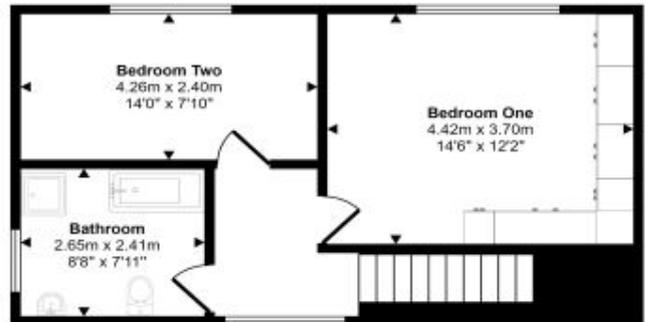
- Conservatory
- Living/Dining Room
- Hallway
- Shower Room
- Kitchen
- Sitting Room/Bedroom Three
- Porch
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
135 sq m / 1454 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
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		