



Heol Tymaen, Upper Boat, Pontypridd, CF37 5AJ

£230,000



- Modernisation Required
- Off-Road Parking and Garage
- Potential to Extend (STP)
- Excellent Location
- Superb Family Home
- South-Facing Garden
- Close To Local Amenities
- Great A470/M4 Access
- EPC Rating D

Description...

James Douglas is delighted to welcome this three double bedroom semi-detached property to the market. Set in the ever popular area of Upper Boat, Pontypridd. The perfect purchase for any prospective buyer willing to put their own stamp down on a property. In brief terms the accommodation comprises an entrance hallway, bathroom, living/dining room, kitchen and conservatory on the ground floor. Upstairs there are three double bedrooms. Mains gas fired central heating and UPVC double glazed throughout. Off-road parking for one/two cars to the front with further off-road parking to the rear and a detached garage with rear access lane. South facing rear garden space. EPC D potential B. Council tax band C.

****UPVC DOUBLE GLAZED AND COMBI BOILER****

****OFF-ROAD PARKING AND A GARAGE****

FANTASTIC OPPORTUNITY TO ACQUIRE THIS THREE DOUBLE BEDROOM SEMI-DETACHED HOME. SOUTH FACING REAR GARDEN WITH SIDE AND REAR ACCESS. OFF-ROAD PARKING AND A DETACHED GARAGE. SCOPE TO CREATE A TRULY SPECTACULAR HOME.

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

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

Heol Tymaen is within close proximity of Upper Boat and Pontypridd town centre or within a couple of minutes drive of the local shopping precincts. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Ty Coch & Hawthorn Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. There are useful mainline railway stations in Treforest and Pontypridd town centres. 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

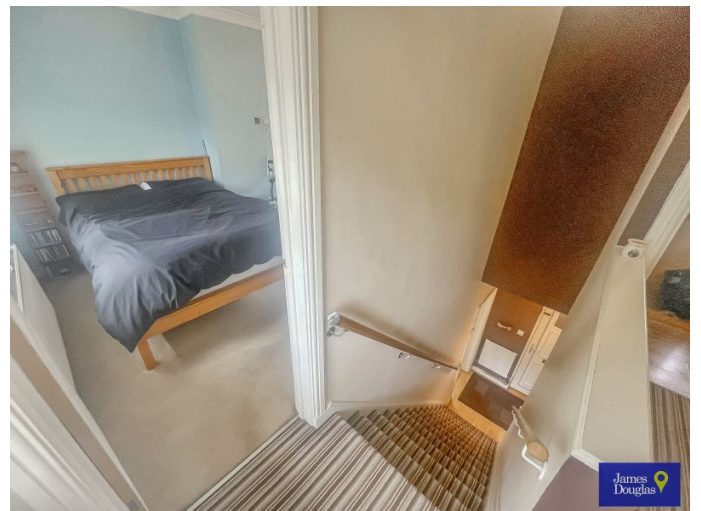
EPC: D

Council Tax Band: C

Accommodation...

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



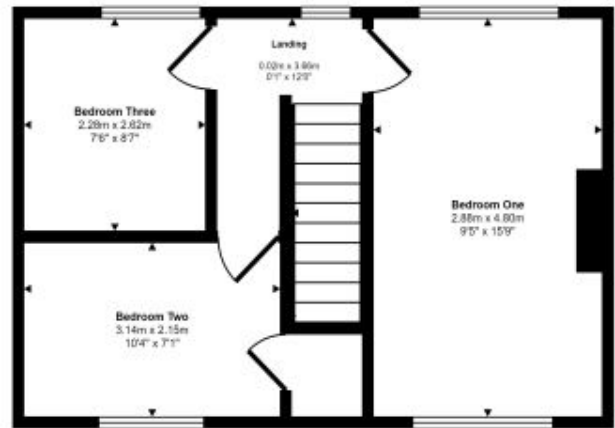


Floorplan

Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 35 sq m / 379 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			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		