



Graigwen Road, Graigwen, Pontypridd, CF37 2HD

£250,000



- Close To Local Amenities
- South-West Facing
- Generous Living Space
- Excellent Location
- Fantastic Views
- Three Double Bedrooms
- Combi Boiler
- Generous Living Space
- EPC Rating D

# Description...

James Douglas are thrilled to welcome this three double bedroom semi-detached property to the market. Set 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 entrance hallway, living room, dining room, lobby and bathroom all on the ground floor. Upstairs there are three good sized double bedrooms and an office. On the basement level, there is a fantastic sized kitchen/breakfast room and utility room. Mains gas fired central heating and double glazed throughout. On-street parking. A split level plot with a good sized garden space. A mixture of patio slabs and real grass. Stunning views. Potential to extend (STP) EPC D potential B. Council tax band D.

**\*\*SPECTACULOR PANORAMIC VIEWS\*\***

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

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

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM SEMI-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

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Tenure: Freehold

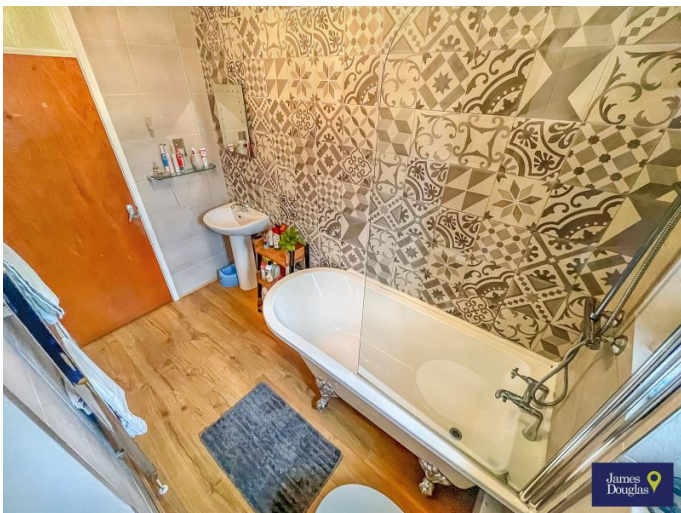
EPC: D

Council Tax Band: D

# Accommodation...

- Entrance Hallway
- Living Room
- Dining Room
- Lobby
- Bathroom
- Kitchen/Breakfast Room
- Utility Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Office
- Outside
- Directions





# Floorplan

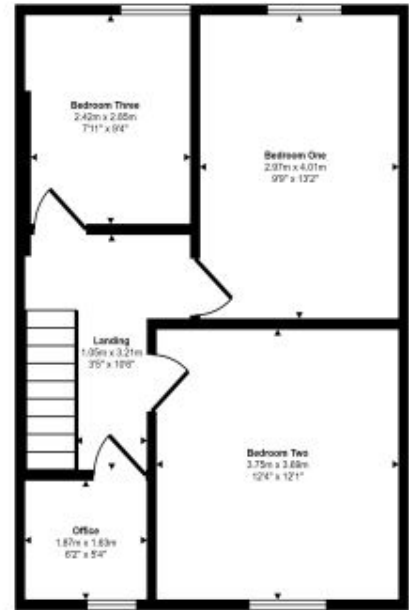
Approx Gross Internal Area  
117 sq m / 1254 sq ft



Lower Ground Floor  
Approx 23 sq m / 250 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft



First Floor  
Approx 45 sq m / 489 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  |  |                            | 86        |
| (81-91) B  |  |                            |           |
| (69-80) C  |  |                            |           |
| (55-68) D  |  |                            |           |
| (39-54) E  |  | 57                         |           |
| (21-38) F  |  |                            |           |
| (1-20) G   |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |