

**Vale Gardens, Graigwen, Pontypridd, CF37 2HG**  
**£310,000**



- **Pristine & Immaculate**
- **Three Double Bedrooms**
- **Great A470/M4 Access**
- **Loft Room**
- **Combi Boiler**
- **Superb Family Home**
- **New Kitchen May 2024**
- **Stunning Landscaped South-East Facing Rear Garden**

# Description...

James Douglas are thrilled to welcome this three/four bedroom semi-detached split level 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 and bedroom two/living room on the ground floor. There is a large kitchen/diner with a recently knocked-through living room comprising the open-plan design on the basement level. Upstairs there are two great sized double bedrooms, one with en-suite/walk-in wardrobe and a recently renewed shower room. There is also a staircase leading to the loft room/bedroom four. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed throughout. Off-road parking for one vehicle and an integral garage/storage space. A beautiful two tier south-east facing landscaped rear garden space complemented by patio slabs and fake grass. There is also a handy garden room with a bar and hot tub included. Fabulous panoramic views. Potential to extend (STP). EPC TBC. Council tax band C.

**\*\*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.

**\*\*BRAND NEW KITCHEN MAY 2024\*\***

**\*\*IMMACULATELY PRESENTED AND MODERN THROUGHOUT\*\***

**\*\*BEAUTIFUL SOUTH-EAST FACING LANDSCAPED REAR GARDEN INCLUDING BAR AND HOT TUB\*\***

Vale Gardens, 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

# Accommodation...

- Entrance Hallway
- Bedroom Two/Living Room
- Kitchen/Diner
- Living Room
- Landing
- Bedroom One
- En-suite
- Bedroom Three
- Shower Room
- Loft Room/Bedroom Four
- Outside
- Outbuilding
- Directions





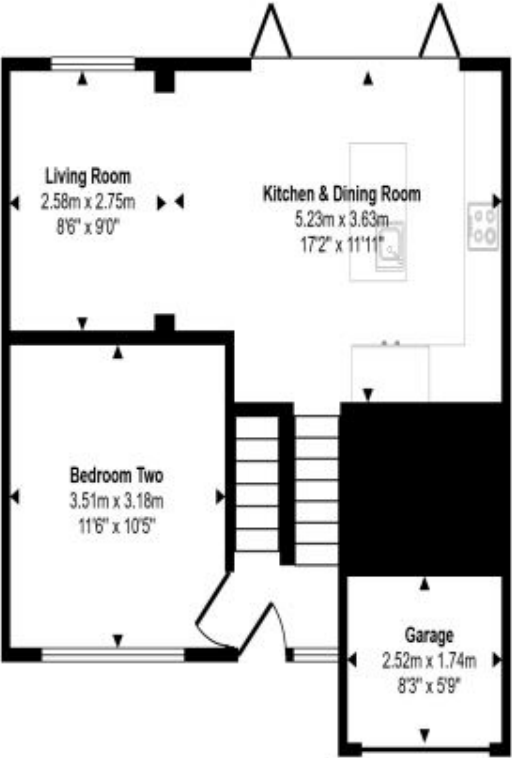




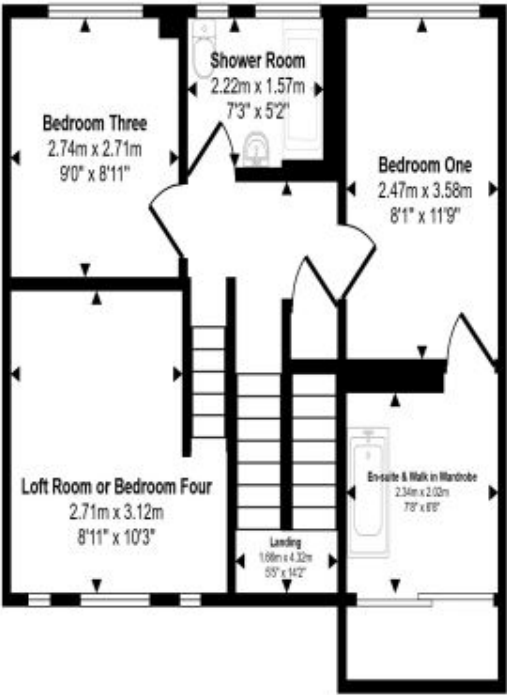


# Floorplan

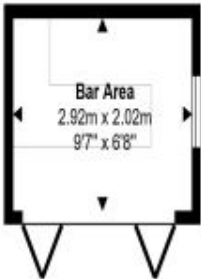
Approx Gross Internal Area  
107 sq m / 1151 sq ft



Ground Floor  
Approx 52 sq m / 556 sq ft



First Floor  
Approx 49 sq m / 532 sq ft



Bar Area  
Approx 6 sq m / 64 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	