



Pritchard Street, Treharris, , CF46 5HS

£115,000



- Combi Boiler
- Modern Throughout
- Generous Living Space
- Close To Local Amenities
- Downstairs Bathroom
- Excellent Location
- Fantastic Views
- Ideal First Time Buy
- EPC Rating D

Description...

James Douglas are delighted to welcome this well presented three bedroom terrace property to the market. Set in the ever popular area of Treharris. The perfect purchase for any prospective buyer. In brief terms the accommodation comprises an entrance hallway, living/dining room, kitchen and bathroom on the ground floor. Upstairs there are three good sized bedrooms. Mains gas fired central heating and UPVC triple/double glazed throughout. On-street parking. A level, low maintenance rear garden with south-east facing garden space. EPC D potential B. Council tax band A.

****STUNNING VIEWS TO REAR****

****NEW WINDOWS 2016****

****MODERN THROUGHOUT****

Pritchard Street is within close proximity of Treharris town centre or within a couple of minutes drive. Treharris town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Trelewis Primary school & Edwardsville Primary School with the local high schools being Ysgol Gyfun Cwm Rymni & Mountain Ash Comprehensive. There is a useful mainline railway station in Quakers Yard. Easy access to the A470/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: A

Accommodation...

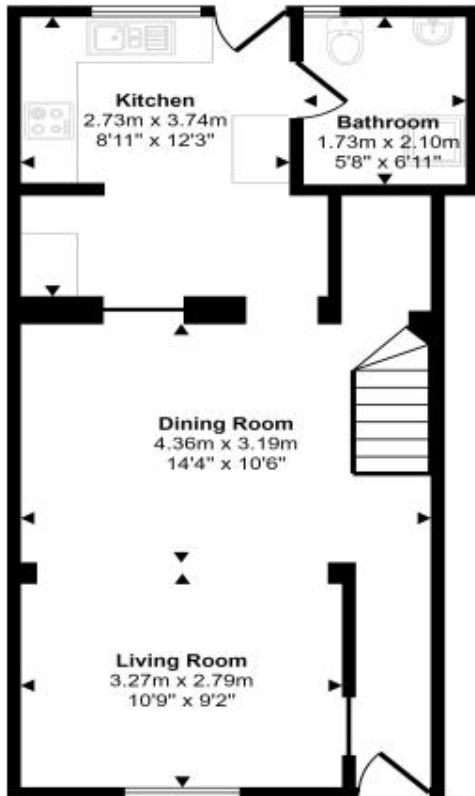
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Shower Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



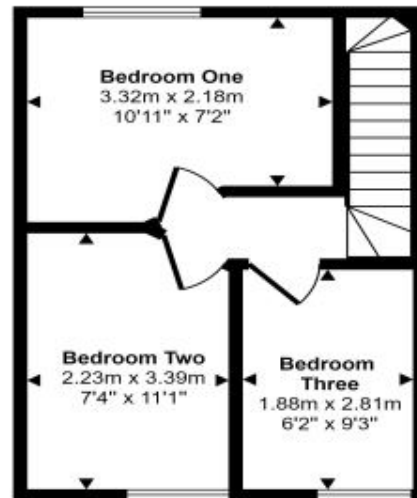


Floorplan

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 26 sq m / 281 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			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		