



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Heol Gruffydd Pontypridd

£175,000



- Modern End Terraced Home
- Two Double Bedrooms
- **No Forward Chain - Move Straight In**
- Lounge / Diner With French Doors
- South-East Facing Garden
- Upstairs Bathroom & Ground Floor Wet Room
- Two Allocated Parking Spaces
- Excellent Transport Links | Close to A470/M4
- Ideal First Time Buy / Investment
- EPC: C | Council Tax: TBC | Tenure: Freehold

Ref: PRA11049

Viewing Instructions: Strictly By Appointment Only

General Description

A well presented two-bedroom, two-bathroom home with a southeast-facing garden and dedicated parking, ideally situated in a sought-after development 10 miles from Cardiff, with excellent transport links. ****Chain Free****

This charming home features well-maintained, light-filled living spaces, making it perfect for family life. As you enter the ground floor, you are welcomed by an inviting entrance hall that leads to a modern fitted kitchen. To the rear is a spacious lounge/diner with French doors that open onto the sunny south east-facing rear garden, creating an ideal spot for enjoying outdoor meals or relaxing in the sunshine. Additionally, a convenient wet room completes the ground floor. On the first floor, you will find two generously sized bedrooms, both served by a three piece family bathroom suite.

Outside, the property boasts a southeast-facing garden with paved patio and level lawn that enjoys plenty of sunlight. To the front of the property, there are two allocated parking spaces providing convenient off-street parking.

Additional benefits include combi-gas central heating, uPVC double glazing, and the significant advantage of no onward chain, making this property ready for a quick and easy move.

This modern home offers an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking a family home in a desirable and convenient location.

SITUATION

Located in the highly sought-after 'Heol Gruffydd' development in Rhydyfelin, near Pontypridd, this property is well-connected and close to amenities, good schools, and transport links to the A470 and M4 (J32) providing easy access to Cardiff, Newport, Swansea and beyond. Additionally, there are two rail stations in the nearby towns of Treforest and Pontypridd.

ADDITIONAL INFORMATION

EPC Rating | C

Council Tax Band | TBC (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Rhondda Cynon Taff

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | Three - Likely indoor coverage - EE, Three, O2 and Vodaphone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

Composite and obscured double glazed door into Entrance Hallway.

Entrance Hallway

Laminated flooring, smooth ceiling, radiator, white gloss door to storage cupboard, white gloss door to Kitchen, white gloss door to Wet Room, white gloss door to Lounge, stairs to first floor.

Kitchen

Linoleum flooring, smooth ceiling, range of base and wall units with tiled splashbacks, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge, space for freezer, extractor fan, wall-mounted 'Ideal' gas boiler, uPVC and double glazed window to front.

Wet Room

Non-slip flooring, tiled walls, hygienically clad ceiling with extractor fan, pedestal wash hand basin, W.C., main shower, radiator, uPVC and obscured double glazed window to side.

Lounge

Laminated flooring, smooth ceiling, radiator, door to useful under stairs storage cupboard, uPVC and double glazed patio doors to rear garden.

Landing

Laminated flooring, smooth ceiling, radiator, white gloss doors to Bedrooms, white gloss door to cupboard housing system boiler, white gloss door to bathroom, loft access.

Bedroom 1

Laminated flooring, smooth ceiling, radiator, uPVC and double glazed window to rear.

Bedroom 2

Laminated flooring, smooth ceiling, radiator, white gloss door to built in wardrobe, radiator, two uPVC and double glazed windows to front.

Bathroom

Linoleum flooring, smooth ceiling, extractor fan, panel enclosed bath with mains shower over, pedestal wash hand basin, W.C., uPVC and obscured double glazed window to side.

Rear Garden

Level patio seating area with lawn, all within boundary fencing. Wooden shed.

Front of property

Dedicated parking for two vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

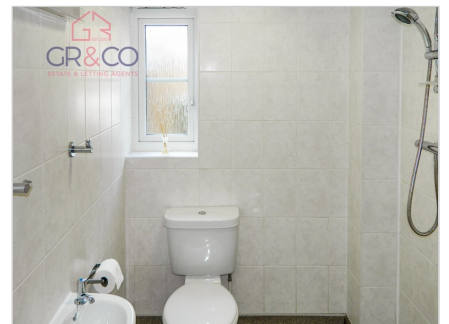
EPC Rating:79

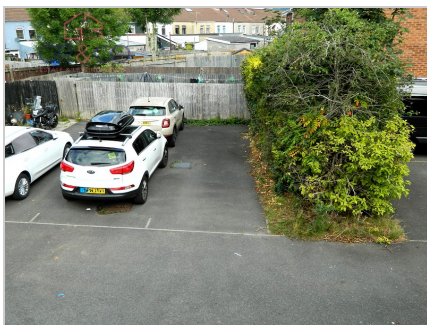
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

