

# The Overview

Property Name:

**Hurford Crescent, Graigwen,  
Pontypridd**

Price:

**£900 Per Calendar  
Month**

Qualifier:

**Per Calendar Month**



## The Bullet Points

- Three-bedroom terraced home
- Unique three-floor layout
- Stylish contemporary bathroom
- New flooring and carpets
- Gas central heating
- Recently renovated throughout
- Modern fitted kitchen/diner
- Fresh neutral décor throughout
- Double glazed windows
- Available immediately



# The Main Text

Household Income to be considered for referencing: £27,000+

Positioned in the popular residential area of Graigwen, this recently renovated three-bedroom terraced home offers stylish, modern accommodation arranged over three well-planned floors. Finished to a high standard throughout, the property offers a unique split-level layout that maximises space, light, and functionality, making it ideal for professionals, couples, or small families seeking contemporary living in a convenient location.

The property is entered at the first-floor level, where a bright, welcoming entrance hallway provides access to the upper and lower floors. Fresh neutral décor, new carpeting, and clean modern finishes create a warm and inviting first impression.

On the ground floor, the home opens into a spacious kitchen and dining area. Newly fitted sage-green units, combined with wood-effect worktops and contemporary tiled splashbacks, create a stylish and practical cooking space. Integrated appliances include an oven and hob, while ample storage and generous worktop space make this room perfectly suited to everyday living and entertaining. The wood-effect flooring adds warmth and durability, and a rear access door provides direct connection to the outside.

The top floor hosts three well-proportioned bedrooms, each finished in neutral tones with new carpets and plenty of natural light. These rooms offer flexible accommodation, whether needed as bedrooms, home offices, or dressing rooms. Completing this level is a modern family bathroom fitted with a white suite, a bath with an overhead shower, contemporary wall tiling, and a frosted window that allows natural light while maintaining privacy.

## Additional Information

Household Income to be considered for referencing: £27,000+

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Terrace

EPC Rating: D

Council tax band: B

Borough: Rhondda Cynon Taf

## Location

Graigwen is a popular residential area overlooking Pontypridd, known for its quiet streets and convenient access to local amenities. Pontypridd town centre is just a short distance away, offering shops, supermarkets, cafés, and leisure facilities.

## Education

The area benefits from a selection of local primary and secondary schools, as well as nearby colleges and the University of South Wales Treforest campus.

## Transport Links

Excellent transport connections include Pontypridd train station with direct routes to Cardiff, Merthyr Tydfil and beyond. Easy access to the A470 provides convenient road links to Cardiff and the surrounding valleys.

# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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# The Floorplan

## Energy Efficiency Rating

