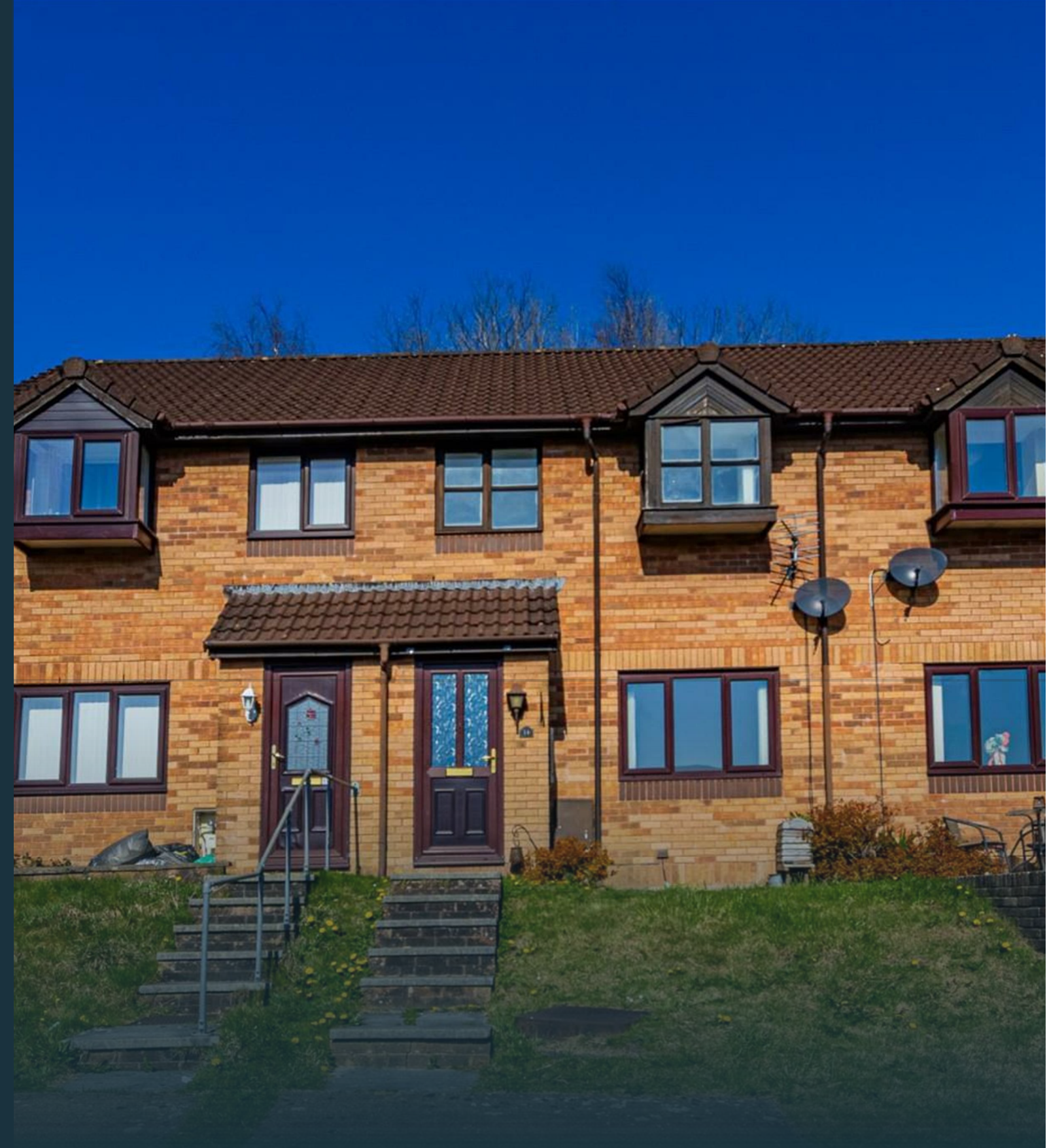


CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



NANT-Y-MYNYDD

COED-Y-CWM





**LOUNGE**  
4.92 x 3.54 (16'1" x 11'7")

**KITCHEN**  
2.22 x 3.22 (7'3" x 10'6")

**DINING ROOM**  
2.70 x 3.22 (8'10" x 10'6")

**BEDROOM ONE**  
2.71 x 4.03 (8'10" x 13'2")

**BEDROOM TWO**  
2.22x 2.73 (7'3"x 8'11")

**BEDROOM THREE**  
2.37 x 1.84 (7'9" x 6'0" )

**BATHROOM**

**TENURE**  
Freehold

**COUNCIL TAX**  
Tax band - C

**SCHOOL CATCHMENTS**  
Primary Schools -

Craig Yr Hesg Primary School

Cefn Primary School, Rhondda Cynon Taf

Cilfynydd Primary, Rhondda Cynon Taf

Y.G.G.Pontsionnorton School

Secondary Schools -

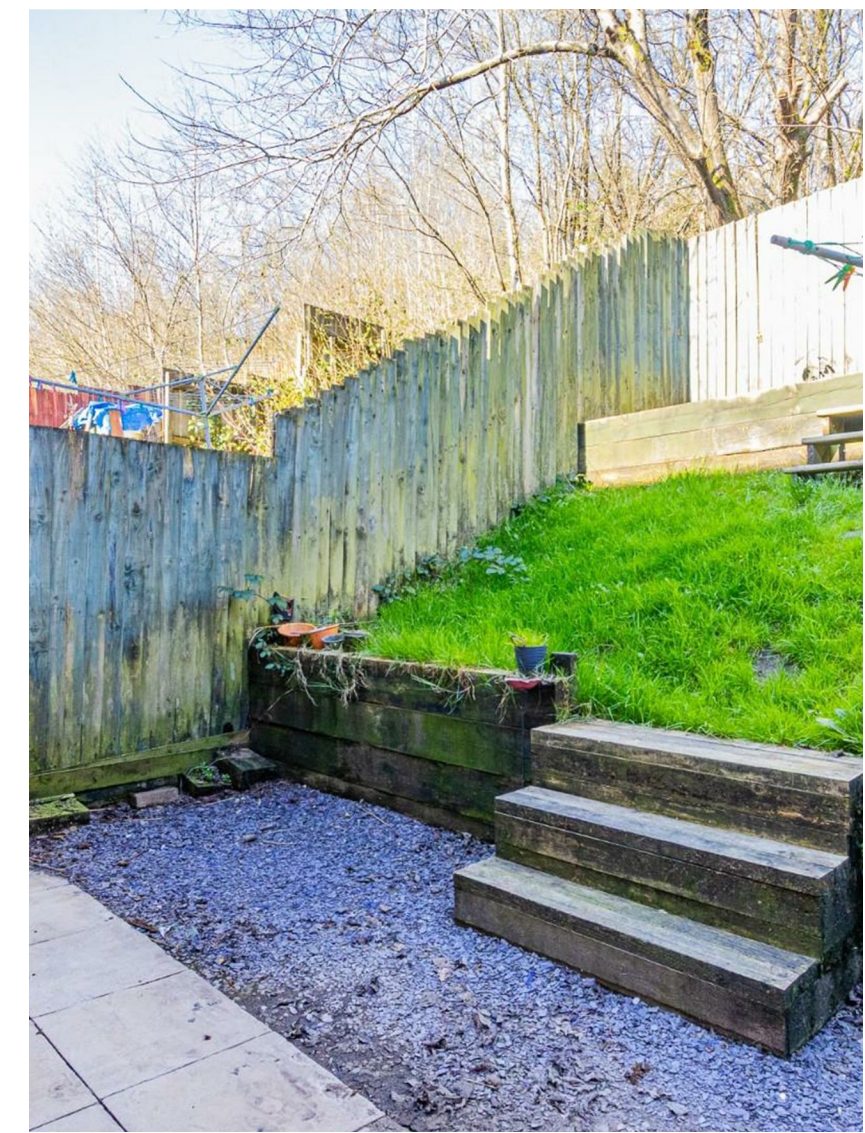
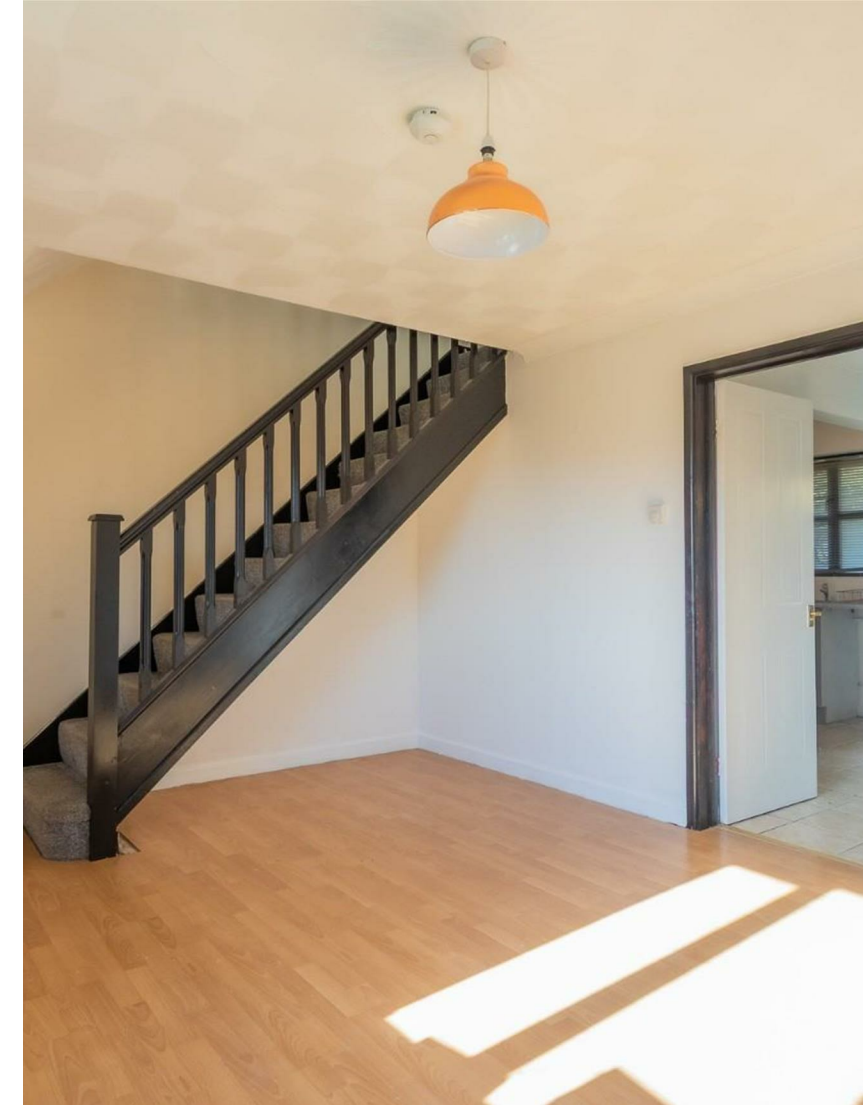
Cardinal Newman R.C., Rhondda Cynon Taf

Bryncelynnog Comprehensive School

Ysgol Garth Olwg, Pontypridd

Ysgol Gyfun Cwm Rhymni, Caerphilly

Tonyrefail Community School







## NANT-Y-MYNYDD

PONTYPRIDD, CF37 3JH - £160,000



3 Bedroom(s)

1 Bathroom(s)

850.36 sq ft

\*\*\*NO CHAIN \*\*\* Nestled in the charming area of Nant-Y-Mynydd, Coed-Y-Cwm, this mid-terrace house presents an excellent opportunity for those seeking a project to make their own. Spanning approximately 850 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you will find a welcoming reception room that offers a versatile space for relaxation or entertaining guests. The layout provides a functional flow throughout the home, allowing for easy adaptation to your personal style. The property features one bathroom, catering to the needs of a modern household.

One of the notable advantages of this property is the off-road parking available for one vehicle, ensuring convenience in this desirable location. Additionally, the absence of a chain means that you can move forward with your plans without unnecessary delays.

While the house is in need of modernization, this presents a fantastic opportunity for buyers to add their own touch and create a home that reflects their individual taste. With a little imagination and effort, this property can be transformed into a stunning residence.

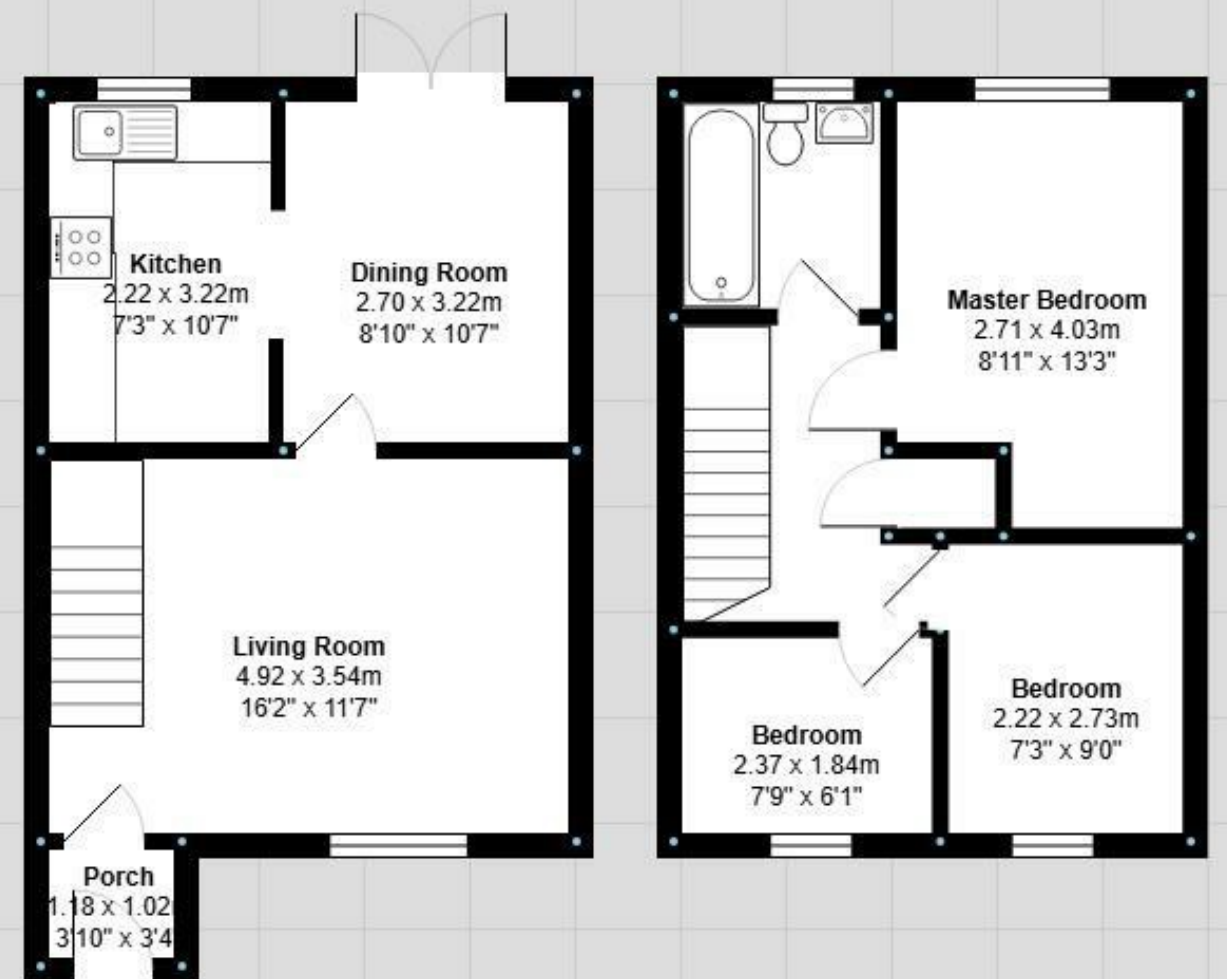
Situated in a peaceful neighbourhood, Nant-Y-Mynydd offers a sense of community while remaining accessible to local amenities and transport links. This property is perfect for those looking to invest in a home with potential in a lovely area. Don't miss the chance to view this promising mid-terrace house and envision the possibilities it holds.

### PROPERTY SPECIALIST

Whitney Jenkins  
whitney.jenkins@brinsons.co.uk  
02920 867711  
Sales Negotiator

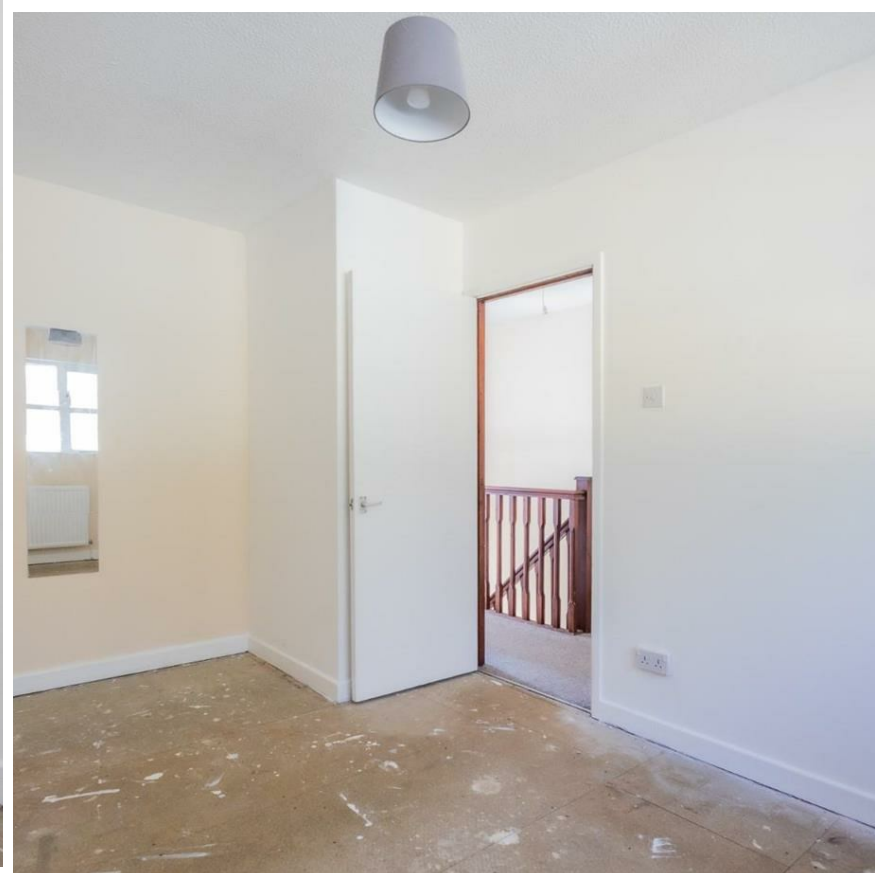






Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 