



**Heath Crescent, Graigwen PONTYPRIDD CF37 2LB**

**welcome to**  
**Heath Crescent, Graigwen**  
**PONTYPRIDD**

- \*Coming Soon - An Attractive Period Style House Atop A Small Hill, Within Easy Reach Of Pontypridd Town Centre\*
- Two Reception Rooms
- Separate Kitchen With Some Appliances
- Stylish Bathroom
- Three Bedrooms

Tenure: Freehold EPC Rating: E

**£150,000**

An Attractive Period Style Terraced House, With Convenient Access To Local Amenities!\* We're delighted to offer for sale this tastefully presented property, within easy reach of the wide array of shops, eateries and transport links in Pontypridd.



**Reception Room One**  
**Reception Room Two**  
**Kitchen**  
**Bathroom**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Rear Garden**

**view this property online** [allenandharris.co.uk/Property/TBG109644](https://allenandharris.co.uk/Property/TBG109644)



**Property Ref:**  
TBG109644 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



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