



Graigwen Road, Pontypridd CF37 2HY

welcome to

Graigwen Road, Pontypridd

- Period Style House Near The Heart Of Pontypridd
- Unique Layout Over Three Floors
- Two Open Plan Reception Rooms
- Separate Kitchen With Range Style Oven
- Three Bathroom/Shower Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£220,000

With A Wealth Of Accommodation Over Three Floors, Breath-Taking Views From The Rear Gardens And A Desirable Location Atop A Hill Near Pontypridd Town Centre, This Spacious Period Style House Could Be Your Perfect Home!



Entrance Hall

Reception Room One

14' 9" widest x 13' 6" widest (4.50m widest x 4.11m widest)

Reception Room Two

11' widest x 10' 1" widest (3.35m widest x 3.07m widest)

Kitchen

Ground Floor Shower Room

Reception Room Three (lower Gf)

21' 6" widest x 14' 7" widest (6.55m widest x 4.45m widest)

Lower Ground Floor Shower Room

First Floor Landing

Bedroom One

11' 11" widest x 10' 10" widest (3.63m widest x 3.30m widest)

Bedroom Two

11' 7" widest x 10' widest (3.53m widest x 3.05m widest)

Bedroom Three

9' 8" widest x 9' 5" widest (2.95m widest x 2.87m widest)

Bedroom Four

11' 7" widest x 6' widest (3.53m widest x 1.83m widest)

First Floor Bathroom

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110229



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.

Property Ref:

TBG110229 - 0003

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