



Glyncoch Terrace, Pontypridd

£115,000

- Council Tax Band - A
- Ideal First-Time Purchase or Investment Opportunity
- Spacious Living Areas
- Front and Rear Garden
- EPC Rating: C



 2  2  1



About the property

An ideal investment opportunity or first-time purchase situated on Glyncoch Terrace. This mid-terrace home offers a blank canvas with plenty of potential for its new owners. Upon entering, you are welcomed by a spacious lounge/diner leading into the kitchen and downstairs shower room. Upstairs, there are two generous sized bedrooms and the family bathroom. There is an enclosed rear garden that offers privacy and plenty of space for entertaining or relaxing. Situated in a close proximity to local amenities within Glyncoch including shops and schools. Also offering close access to Pontypridd and direct links to the A470.

Lounge

17' 4" max x 13' 6" max (5.28m max x 4.11m max)

Enter via UPVC front door into lounge, double glazed window to the front, ceiling light.

Kitchen

8' 5" max x 10' 10" max (2.57m max x 3.30m max)

Base units with counter top over, stainless steel sink with drainer, gas hobs and oven, space for fridge/freezer, door leading into w/c, ceiling light, door leading into rear garden.

W/c

5' 1" max x 6' 1" max (1.55m max x 1.85m max)

A wet room with a two piece suite comprising w/c, wall mounted shower and wash basin, ceiling light.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

First Floor Landing

Carpeted flooring, ceiling light, access into bathroom and bedrooms, shower cubicle.

Bedroom 1

14' 2" max x 13' 8" max (4.32m max x 4.17m max)

Two double glazed windows to the front, ceiling light.

Bedroom 2

9' 2" max x 6' 6" max (2.79m max x 1.98m max)

Double glazed window to the rear, ceiling light.

Bathroom

9' 2" max x 5' 9" max (2.79m max x 1.75m max)

Three-piece suite comprising w/c, wash basin and bath. double glazed window to rear, ceiling light.