



**DYLAN DAVIES**  
Estate & Letting Agents

**Tel: 01443 808 808**

[www.dylandavies.co.uk](http://www.dylandavies.co.uk)

8 Main Road, Church Village, Pontypridd, CF38 1SB

110 Phillip Street, Pontypridd, Mid Glamorgan. CF37 1LZ

**£125,000**



**SOLD STC**

**\*\*MODERN and UPGRADED THREE BED MID TERRACE\*\***

**\*\*OPEN PLAN LIVING AREA with LOVELY KITCHEN\*\***

**\*\*WALKING DISTANCE TO TOWN CENTRE and TRAIN STATION\*\***

IF YOU'RE LOOKING FOR A MODERNISED THREE BEDROOM PROPERTY A STONE'S THROW FROM PONTYPRIDD TOWN CENTRE AND TRAIN STATION THIS COULD BE THE PROPERTY FOR YOU. THE PROPERTY HAS BEEN UPDATED AND IMPROVED BY THE CURRENT VENDOR, GIVING A PROPERTY READY TO MOVE INTO!

Dylan Davies are delighted to bring to the market this refurbished property in the heart of the Graig, Pontypridd. The main living space has an open plan feel - as is popular these days, plus a utility room and shower room. The property also has a well maintained and low maintenance rear garden.

The main living area has an open plan feel with the living room and kitchen encompassing the main seating area/lounge and the kitchen space. All completed to a high standard, with modern open plan living requirements in mind. Heading into the rear of the property we find a handy utility / pantry space - which in turn frees up space in the kitchen.

Upstairs has three well proportioned bedrooms, all completed to a modern and neutral standard - ready to occupy.

**\*\*COMBI BOILER\*\***

**\*\*UPVC DOUBLE GLAZING\*\***

The house sits on an extremely popular residential area, within walking distance to Pontypridd town centre and train station - giving access into Cardiff in 25 Minutes.

The A470 junction is also within 5 minutes drive with excellent commuting links.

**\*\*IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY - high rental demand in the area\*\***

**\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

RCT COUNCIL TAX BAND 'A' - £1,342.81



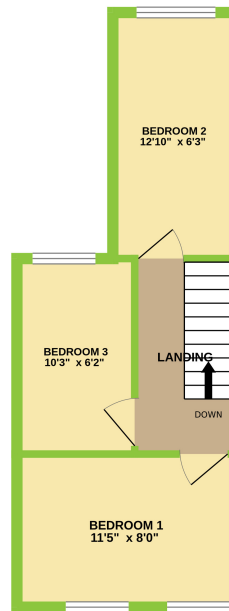
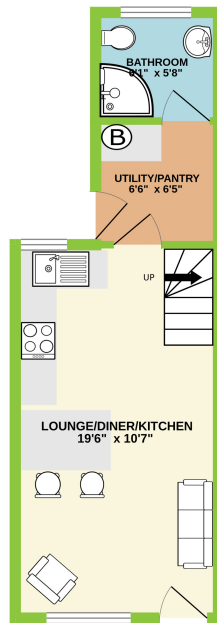






GROUND FLOOR  
285 sq.ft. approx.

1ST FLOOR  
250 sq.ft. approx.



TOTAL FLOOR AREA: 575 sq.ft. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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