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herbert r thomas

16 Graig Terrace

Graig

Pontypridd

CF37 1NH

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16 Graig Terrace

Asking price **£135,000**

A fully renovated three-bedroom mid-terraced property, with open plan living accommodation, situated in an elevated position enjoying views over the town and just a short walk to the nearby train station.

Fully renovated mid-terraced family home.

Ideal for Owner occupiers, or buy-to-let investors.

Impressive open plan living accommodation.

Elevated position with Views over the town.

Walking distance to nearby train station.

Entrance hall with utility/storeroom off.

Open plan lounge/dining/kitchen/breakfast room.

Three bedrooms to 1st floor (two doubles) and family bathroom.

Rear Hillside Garden.

Sold with vacant possession or with tenants in situ if preferred.



This three-bedroom, mid-terrace property was fully renovated in 2019. It offers well-maintained and beautifully presented accommodation throughout, ideal for owner-occupiers or buy-to-let investors.

The property is situated in an elevated position on a non-through road, enjoying views over Pontypridd town centre, and lies within a short walk of the nearby train station.

The accommodation briefly comprises: an entrance hall with laminate wood flooring and stairs rising to the first-floor accommodation.

The **open-plan living space** is light and airy, with a window to the front enjoying views over the town centre, plus a glazed door, window, and skylight to the rear. Within the living area is a feature fireplace with black marble hearth and inset, with ornate surround and mantle. The lounge/dining area benefits from high-quality laminate wood flooring.

The **kitchen/breakfast room** is fitted with a range of cream-coloured Shaker-style base, wall-mounted, and larder units, with butcher's block-effect roll-top work surfaces extending to a breakfast bar. Integrated appliances include a double oven and four-ring gas hob with cooker hood over. There is space and plumbing for a fridge/freezer. The kitchen/breakfast room also has ceramic tiled flooring.

Off the **entrance hall**, a useful **utility/storage room** provides additional space and plumbing for white goods, along with wall-mounted hanging space.

The **first-floor landing**, with loft access point, leads to the bedroom accommodation.

Bedroom one is a generously sized double bedroom with a window to the front aspect, enjoying views over the town.

Bedroom two is also a comfortable double bedroom with a window to the rear, offering views over the garden and hillside beyond.

Bedroom three is a single bedroom currently used as a home office. It has a window to the front, enjoying the same views as bedroom one, and a built-in over-stairs linen storage cupboard.

The spacious **family bathroom** features a white four-piece suite comprising: a double shower cubicle with mains rainfall and handset shower, panel bath, low-level WC, and pedestal washbasin. The room benefits from full ceramic tiling to the walls and floor, and a chrome heated towel rail.

Outside, to the rear of the property, is a paved courtyard with steps leading to a two-tiered patio area. This in turn leads to a steeply banked garden which borders common land.

AWAITING FLOORPLANS





Directions

Travelling north along the A470 Exit at the Pontypridd slip Road. Take the first turning left and follow the dual carriageway through the first set of traffic lights. At the second set of traffic lights turn left, proceed under the railway bridge and up the hill. Take the 2nd left onto Rickards Street, then the first right, then left onto Marco Street, which leads onto Graig Terrace, where No. 16 will be identified by our for sale board.

What3Words: shuts.change.asset

Tenure

Freehold

Services

Mains water, gas, electric and drainage.
Council Tax Band B
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.