



**5 Cwrt Y Waun, Pontypridd, CF38 2JJ**

**Offers in the region of £169,950**



**2**



**1**



**1**



**D**



# 5 Cwrt Y Waun Pontypridd, CF38 2JJ



Nestled in the charming area of Cwrt Y Waun, Beddau, this delightful end terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

Additionally, the property benefits from parking space for two vehicles, a valuable asset in today's busy world. One of the standout features of this home is that it is offered with no chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to move in without delay.

With its appealing location and practical amenities, this property must be viewed to fully appreciate its potential. Whether you are looking to settle down or invest, this semi-detached house in Beddau is a wonderful choice that combines comfort and convenience. Do not miss the chance to make this lovely home your own.

- END TERRACED PROPERTY
- LOUNGE
- KITCHEN/DINER
- TWO BEDROOMS
- BATHROOM
- ENCLOSED GARDEN TO REAR AND SIDE
- PARKING TO FRONT
- NO CHAIN









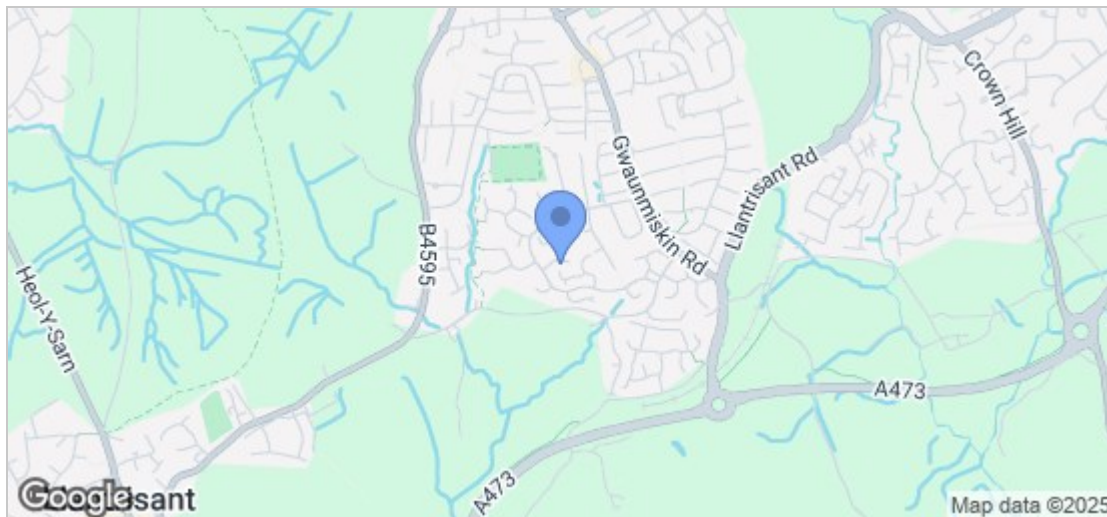


GROUND FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>65</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		