

William Street

YSTRAD, CF41 7QU

GUIDE PRICE £88,000

**Hern &
Crabtree**



William Street

A well-kept starter home with great potential in Rhondda Cynon Taff.

Set in a convenient and well-connected part of Rhondda Cynon Taff, this two-bedroom mid-terrace home offers a great opportunity for first-time buyers, investors or anyone looking for a manageable, low-maintenance property with solid essentials already in place.

A small forecourt garden sets the property back slightly from the pavement, offering a touch of separation and outdoor space at the front. Inside, the ground floor has been opened up to create a combined lounge and dining area — a practical, sociable layout that makes good use of the space. To the rear, the kitchen is functional and opens into a separate utility area, providing helpful extra storage and workspace.

Upstairs, you'll find a generous double bedroom at the front, a second room that would suit a child, guest or home office, and a straightforward bathroom with bath and shower over.

The rear garden is a blank canvas — a good size and enclosed, ready for a simple seating area or a few personal touches.

This part of Rhondda Cynon Taff is known for its strong community feel, accessible local amenities, and good transport connections. You'll find shops, cafes and schools close by, with regular bus and train services making it easy to reach nearby towns or head into Cardiff for work or leisure. There's also no shortage of green space nearby — ideal for walking, cycling, or simply getting outdoors at the weekend.



656.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch

Enter via a double glazed obscure door to the front elevation. Wooden laminate flooring. Door leading to:

Lounge/Diner

Open plan lounge, diner and kitchen. Double glazed window to the front elevation. Understairs storage cupboard. Radiator. Continuation of wooden laminate flooring. Squared off archway to the kitchen.

Kitchen

Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Radiator. Continuation of wooden laminate flooring. Squared off archway to the lounge/diner. Extractor fan.

Utility

Double glazed obscure window to the rear elevation. PVC door to the rear garden. Gas combination boiler. Worktop with space for further appliances. Radiator. Continuation of wooden laminate flooring. Stairs rise up to the first floor.

Landing

Stairs rising up from the utility. Double glazed window to the rear elevation. Wooden handrail. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bathroom

W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Garden

Paved patio. Steps leading to a raised grass lawn.

Additional Information

Freehold. Council Tax Band A (Rhondda Cynon Taff). EPC rating C.

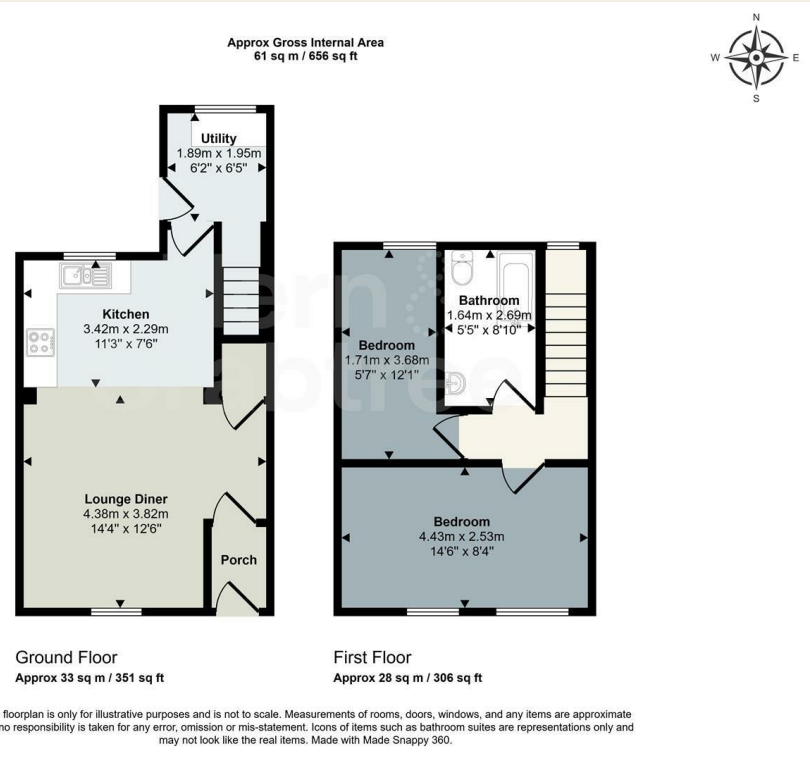
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.