



Maindy Road, Ton Pentre, Pentre, Rhondda Cynon Taff. CF41 7EZ

£99,995



South Wales Property Investors & Lettings
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU
01443 806000

South Wales
Property Investors and Lettings





**Maindy Road, Ton Pentre, Pentre, Rhondda
Cynon Taff. CF41 7EZ**

£99,995

A fantastic investment or first time buy!

Front

Stone built front with brown UPVC door and windows and brown painted sils

Entrance (7' 7" x 3' 2") or (2.32m x 0.96m)

Cream painted walls and ceiling, one light fitting, brown fitted carpet, one radiator, glass panel door

Lounge (21' 11" x 11' 2") or (6.69m x 3.41m)

Plain cream painted walls and ceiling, brown fitted carpet, two light fittings, built in fireplace, two UPVC windows to the front and rear, two radiators, under stair storage, electric sockets

Kitchen (12' 0" x 8' 8") or (3.66m x 2.65m)

UPVC door and window to the side, cream plain painted walls and ceiling, strip light, cream tiled floor, silver sink and drainer, pine fitted kitchen with black worktops, one radiator, white wooden door leading to the bathroom

Bathroom (8' 11" x 4' 5") or (2.71m x 1.34m)

Cream painted walls and ceiling, one light fitting, one UPVC window, sink, bath, WC, overhead shower, one radiator, cream tiled floor

Rear Garden

Flat patio garden

Bedroom 1 (13' 7" x 7' 2") or (4.13m x 2.18m)

Beige fitted carpet, cream painted walls, one light fitting, one radiator, electric sockets

Bedroom 2 (10' 5" x 6' 11") or (3.18m x 2.12m)

Beige fitted carpet, cream painted walls, one light fitting, one radiator, electric sockets

Bedroom 3 (8' 2" x 9' 1") or (2.48m x 2.78m)

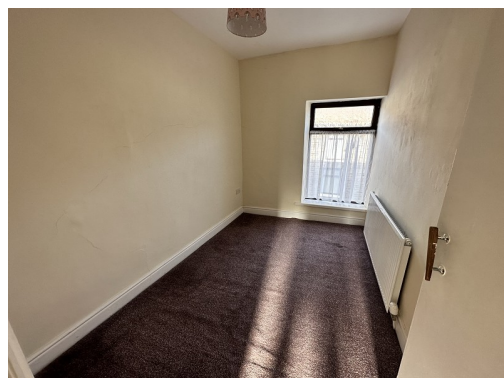
Beige fitted carpet, cream painted walls, one light fitting, one radiator, electric sockets, combi boiler

Services


This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

South Wales Property Investors & Lettings
 111 Bute St, Treorchy, Rhondda Cynon Taff. CF42 6AU
 01443 806000
info@lettingsouthwales.com

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.