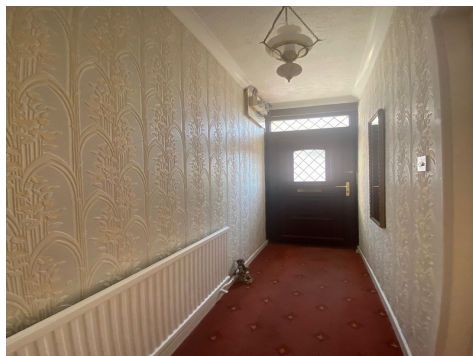




William Street, Tonypany, Rhondda, Cynon, Taff. CF40 2NE

Offers Over £104,995



South Wales Property Investors & Lettings
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**William Street, Tonypany, Rhondda, Cynon,
Taff. CF40 2NE**

Offers Over £104,995

We are pleased to have available for sale this lovely 3 bedroom terraced home, which is ideal for a first time buyer, allowing you the opportunity to get your foot on the property ladder. Located in the popular village of Llwynypia, the area itself is fantastic, with local bus and train links direct to Cardiff, good schools, a hospital, and local amenities are only a very short distance away. It is ideally placed within a stones throw of the town of Tonypany, with the high streets range

Front

Stone frontage, with dark brown uPVC windows and door and painted brick surround in cream.

Entrance Hall

Papered walls, artex ceiling with a light fitting, and coving. Fitted carpet, radiator, electric box, pine door leads you into the lounge.

Lounge (21' 11" x 11' 7") or (6.67m x 3.53m)

Dark brown uPVC double glazed window to the front, plain walls, artex ceiling with two light fittings and coving. Stone built fire surround with a fitted gas fire, and a cream carpet. Two radiators, electric sockets, window overlooking the kitchen, pine wood door leads to the kitchen/diner.

Kitchen/Diner (14' 4" x 11' 3") or (4.38m x 3.43m)

Brown PVC double glazed window to the rear, plain walls, artex ceiling with strip lighting and coving. Pine fitted kitchen, pine effect worktops, red tiled splash back, fittings for a washing machine, fittings for a gas cooker, silver sink and drainer.

Tiled flooring, radiator, electric sockets, and a window overlooking the lounge. Pine wood door leads to the under stairs storage, with another pine door leading to the bathroom. Dark brown PVC door with a frosted glass panel leads you into the rear garden.

Bathroom (9' 3" x 7' 0") or (2.83m x 2.14m)

PVC double glazed frosted window to the side and rear, plain walls, plain ceiling with coving and a light fitting. Good sized walk in electric shower with a glass and chrome door, WC, pedestal sink, beige carpet, and a radiator.

Stairs and Landing

Papered walls, artex ceiling with a light fitting, coving and attic hatch. Red fitted carpet, wooden handrail, black wrought iron decorative balustrade, and dark wood doors leading to all the bedrooms.

Bedroom 1 (15' 3" x 11' 11") or (4.64m x 3.63m)

Double fronted dark brown PVC double glazed windows to the front. Papered walls, artex ceiling with light fitting and coving, fitted carpet, radiator and electric sockets.

Bedroom 2 (9' 5" x 9' 5") or (2.88m x 2.87m)

Brown PVC double glazed window to the rear, papered walls, artex ceiling with a light fitting and coving. Fitted carpet, radiator and electric socket.

Bedroom 3 (11' 1" x 8' 0") or (3.38m x 2.45m)

Dark brown PVC double glazed window to the rear, plain walls, artex ceiling with a light fitting and coving. Built in Cabinet/ storage which houses the combi boiler, fitted carpet, and electric socket.

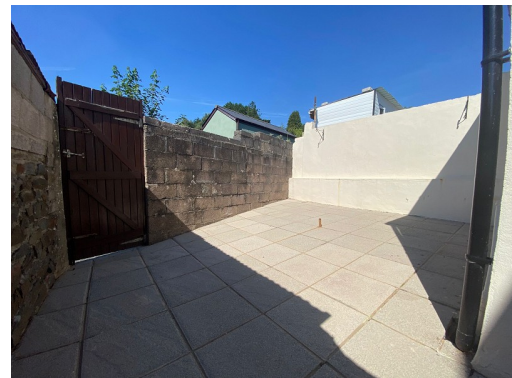
Rear Garden


Step out of the door in the kitchen to a fully paved patio garden with stone and brick built walls surrounding you. A wooden back gate grants you convenient access to the rear lane.

Services

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



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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.