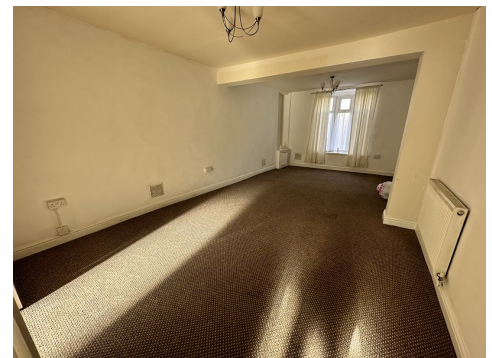
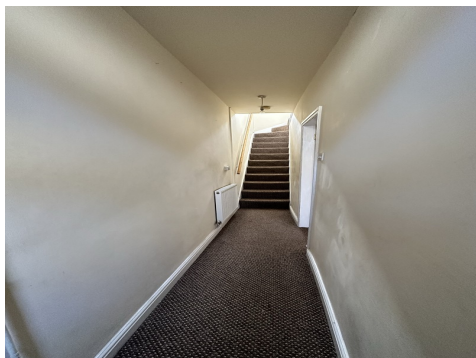




Maindy Road, Ton Pentre, Pentre, Rhondda Cynon Taff. CF41 7EZ

£104,995



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





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Cynon Taff. CF41 7EZ**

£104,995

Calling all investors or first time buyers!!



Front

Stone built frontage, white UPVC door and one bay window

Entrance

Open to the staircase, cream painted walls and ceiling, one light fitting, one radiator, brown fitted carpet

Lounge (21' 10" x 11' 8") or (6.65m x 3.55m)

Cream painted walls and ceiling, two light fittings, brown carpet, two radiators, under stair storage

Kitchen (9' 3" x 8' 6") or (2.82m x 2.58m)

UPVC door to the side and rear, plain painted ceiling, tiled floor, white fitted kitchen, silver sink and drainer, fittings and space for washing machine, electric sockets

Bathroom (9' 0" x 6' 4") or (2.74m x 1.93m)

UPVC window to the rear, WC, sink, wet room style shower, white tiles on walls, white plain painted ceiling, red slip mat flooring

Stairs and Landing

Cream painted walls and ceiling, brown carpet, white wood spindles, light fitting, handrail

Bedroom 1 (13' 4" x 7' 2") or (4.06m x 2.18m)

Plain painted walls and ceiling, one light fitting, brown carpet, UPVC window, electric sockets

Bedroom 2 (9' 11" x 6' 8") or (3.02m x 2.02m)

Plain painted walls and ceiling, one light fitting, brown carpet, UPVC window, electric sockets

Bedroom 3 (8' 1" x 9' 1") or (2.47m x 2.77m)

Brown fitted carpet, plain painted walls and ceiling, one light fitting, combi boiler, electric sockets, UPVC window to the rear

Rear Garden

patio, lane access, storage shed


Services

This property has the following services: Mains water, mains electricity, 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	63	
(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.