



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Lady Tyler Terrace Rhymney

£115,000



- Spacious Four Bedroom Family Home
- Open Plan Living / Dining Room
- Good Sized Kitchen
- Great Potential
- No Forward Chain
- Walking Distance Of Train Station
- Close To Schools And Local Amenities
- South-East Facing Rear Garden With Access
- Double Glazing | Combi Boiler Heating
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA10976

Viewing Instructions: Strictly By Appointment Only



General Description

A spacious four bedroom terraced house with garden conveniently situated close to schools, amenities and the train station. With no forward chain, this property offers great potential to create a wonderful family home.

With over 1010 square footage of internal living accommodation across two floors which briefly comprises: an open plan, dual reception room for living/dining arrangements, a good sized kitchen with fitted cabinetry and access to the rear garden, along with a family bathroom suite. To the first floor, there are four well appointed bedrooms, one of which could be converted to a second bathroom, should this be required (subject to any necessary planning).

OUTSIDE

The south-easterly facing rear garden is mainly laid to lawn and provides convenient gated external access.

SITUATION

Situated in the village of Rhymney in the heart of the South Wales Valleys, the property is ideally located close to all local amenities and within close distance of the train station, which provides direct routes to Cardiff in approx. 1 hour. There are also good road links to surrounding towns and further afield to Swansea, Newport and Cardiff via the 'A465 'Heads of the Valley' link road and the A470.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | A (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Caerphilly County Council

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Parking | There are unrestricted on street parking spaces to the rear of the property.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 and Vodafone - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and double glazed door into Entrance Hallway.

Entrance Hallway

Floorboards, textured ceiling, radiator, carpeted stairs to first floor, white gloss door to Lounge/Diner.

Lounge / Diner

Floorboards, textured ceiling, 2x radiators, gas fire, uPVC and double-glazed window to front, white gloss door to Kitchen.

Kitchen

Concrete flooring, papered ceiling, range of base and eye level units, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge-freezer, radiator, white gloss door to understairs storage cupboard, white gloss door to Bathroom, uPVC and double-glazed door to rear.

Bathroom

Concrete flooring, papered ceilings, hygienically clad walls, panel-enclosed bath with mains shower over, pedestal wash hand basin, W.C., radiator, extractor fan, uPVC and double glazed window to rear.

Landing

Textured ceiling, white gloss doors to Bedrooms.

Bedroom 1

Carpet as laid, textured ceiling, radiator, wall-mounted 'Ideal' combi-boiler, uPVC and double-glazed window to rear, uPVC and double-glazed window to side.

Bedroom 2

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 3

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 4

Textured ceiling, radiator, uPVC and double glazed window to front.

Rear Garden

Steps leading to garden within boundary fencing. Gated pedestrian access to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





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. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. 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.