



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Phillips Walk Rhymney

£130,000



- Well Presented End Terrace Family Home
- Bay Fronted Lounge With Feature Media Wall
- Modern Fitted Kitchen/Diner With French Doors
- Three Double Bedrooms
- South Facing Garden With Access
- First Floor Bathroom + Ground Floor WC
- Solar Panel Energy Supply
- Walking Distance To Shops & Local Amenities
- Good Transport Links With Nearby Bus Stop & Train Station
- EPC: C | Council Tax: A | Tenure: Freehold

Ref: PRA11082

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully presented three-bedroom end-terrace home combines modern design with practical living space. Ideally located near public transport links and local amenities, the property also features solar energy supply and a charming south-facing garden.

Step inside to find a spacious living room, complete with a feature bay window and a tiled media wall. The contemporary open-plan kitchen and dining area serve as the heart of the home, equipped with glossy cabinetry and integrated appliances. French doors open directly onto the sunny garden, making it perfect for al fresco dining. The enclosed garden is level and low-maintenance. Upstairs, you will find three well-sized bedrooms, all served by a modern three-piece family bathroom.

There is good energy efficiency for sustainable living with double-glazing, combi-boiler heating and solar panel energy supply.

Overall, this home represents the perfect blend of style, practicality, and great location.

****Agents Note****

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 Porch.

Entrance Porch

Laminated flooring, smooth ceiling with spotlights, door to Lounge, carpeted stairs to first floor.

Lounge (16' 4" x 11' 7") or (4.98m x 3.54m)

Laminated flooring, smooth ceiling, two radiators, electric feature log effect fireplace with TV, door to useful storage cupboard, door to Kitchen/ Diner, uPVC and double-glazed bay window to front.

Kitchen / Diner (18' 11" x 10' 5") or (5.77m x 3.17m)

Porcelain tiled floors, smooth ceiling with spotlights, range of light grey gloss base and wall units, integrated gas hob and electric oven with extractor fan over, integrated washing machine, integrated tumble-dryer, space for American fridge-freezer, radiator, uPVC and double-glazed patio doors to rear, door to Rear Lobby.

Rear Hall/Lobby

Tiled flooring, hygienically clad ceiling, door to WC, uPVC and obscured double-glazed door to rear.

WC

Tiled flooring, hygienically clad ceiling, tiled walls, WC with in-built wash hand basin, uPVC and obscured double-glazed window to rear.

Landing

Laminated flooring, smooth ceiling, radiator, door to Bedrooms, door to Bathroom.

Bathroom (10' 5" x 5' 3") or (3.17m x 1.59m)

Tiled flooring, tiled walls, hygienically clad ceiling with extractor fan, pedestal enclosed bath with mains shower over, wash hand basin with vanity unit beneath, WC, chrome vertical radiator, uPVC and obscured window to rear.

Bedroom 1 (13' 1" x 8' 5") or (3.98m x 2.57m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 2 (13' 9" x 8' 0") or (4.18m x 2.44m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 3 (8' 7" x 7' 8") or (2.62m x 2.34m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

Attic

Accessed via step down ladder. Part-boarded.

Rear Garden

Low maintenance garden comprising of large patio leading to graveled feature area. Brick built storage shed. All within boundary walls and fencing. Pedestrian gate to rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

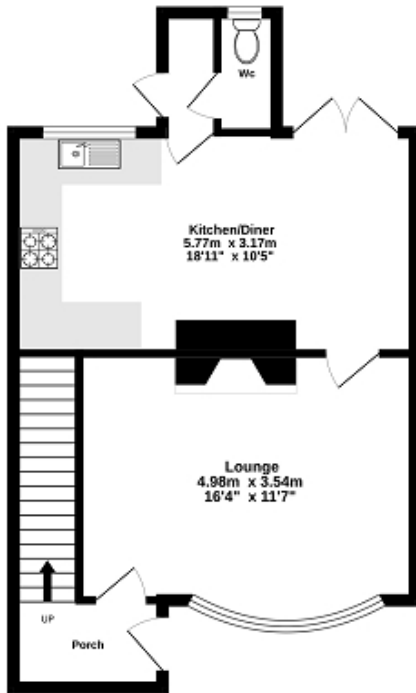
Council Tax

Band A

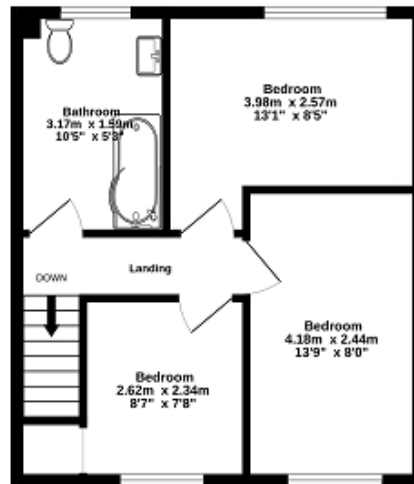




Ground Floor
43.3 sq.m. (466 sq.ft.) approx.



1st Floor
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 82.0 sq.m. (882 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. 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.