



## Princess Louise Road

Llwynypia Tonypany, CF40 2LY

**£109,950**

- SUBSTANTIAL CORNER PLOT
- SEMI DETACHED
- NEAR TRAIN STATION
- OFF ROAD PARKING
- THREE BEDROOMS
- EXCELLENT POTENTIAL

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* SEMI DETACHED \* OFF ROAD PARKING \* EXCELLENT POTENTIAL \* SUBSTANTIAL CORNER PLOT \*\***

Sell Right Estate Agents are proud to present to the market this three bedroom semi detached property in the Llwynypia area of Tonypany. The property is conveniently located by being within close proximity to local hospitals and supermarkets as well Llwynypia Train Station. The ground floor accommodation benefits from an entrance hallway, dining room, kitchen and downstairs W.C. The first floor comprises of a landing area offering access to the bathroom and three bedrooms. Externally the property consists of a substantially sized corner plot which benefits from garden space laid with lawn and off road parking for multiple vehicles. Please be advised that the property is of steel framed construction and is therefore non standard. Please consult your mortgage broker accordingly and they can place you with a suitable lender. Please contact Sell Right Estate Agents to book your viewing.

- Tenure: Freehold
- Council Tax Band: A
- Gross Annual Council Tax Charge: £1292.38
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Entrance Hallway**

UPVC double glazed door to front, papered walls, textured ceiling, carpet flooring, radiator, door to lounge.

**Lounge 12' 1" x 13' 10" (3.69m x 4.22m)**

UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator, door to dining room.

**Dining Room 8' 7" x 10' 4" (2.61m x 3.15m)**

UPVC double glazed window to rear, papered walls, plastered ceiling, vinyl flooring, radiator.

**Kitchen 8' 7" x 10' 4" (2.61m x 3.15m)**

UPVC double glazed window to rear, papered and tiled wall, s plastered ceiling, laminate flooring, wall and base units with laminate roll top work surfaces, stainless steel sink unit, UPVC double glazed door to downstairs W.C.

**Downstairs W.C**

Window to side, W.C., UPVC door to side.

**First Floor Landing**

UPVC double glazed window to side, papered walls, plastered ceiling, carpet flooring, doors to shower room, bathroom and three bedrooms, loft access.

**Bathroom 5' 6" x 7' 1" (1.68m x 2.17m)**

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, non slip flooring, walk in shower cubicle, W.C, wash hand basin.

**Bedroom One 11' 11" x 13' 5" (3.62m x 4.10m)**

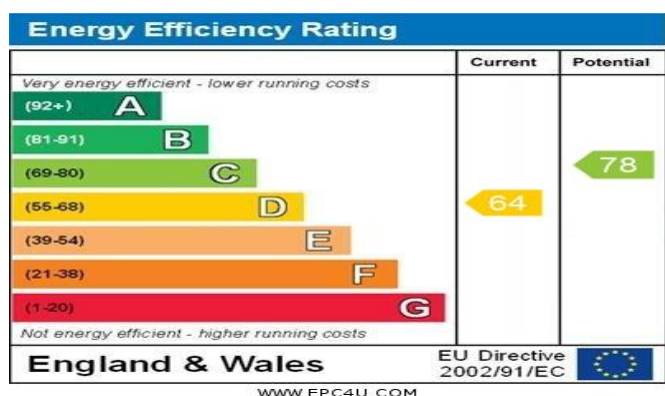
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, doors to built in storage.

**Bedroom Two 8' 6" x 13' 5" (2.59m x 4.10m)**

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to built in storage.

**Bedroom Three 9' 2" x 8' 7" (2.80m x 2.62m)**

UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator.



**DISCLAIMER**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.