



## Court Street

Tonypany, CF40 2RN

**£65,000**

- NO ONWARD CHAIN
- EXCELLENT POTENTIAL
- SPACIOUS LOUNGE/DINER
- THREE BEDROOMS
- CLOSE TO AMENITIES
- ON STREET PARKING

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## \*\* NO ONWARD CHAIN \* THREE BEDROOMS \* INVESTMENT POTENTIAL \*\*

Sell Right Estate Agents are pleased to bring to the market this two bedroom terraced property in Clydach Vale. The property is conveniently located by being within close proximity to Tonypanydy high street and all the amenities found therein. The ground floor accommodation comprises of an entrance hallway, spacious lounge/diner, kitchen and bathroom. The first floor benefits from a landing area which offers access to three well proportioned bedrooms. Externally the property boasts a garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this property.

Tenure: Freehold

Council Tax Band: A

Annual Gross Council Tax Charge: £1364.88

Parking: On Street

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

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

Doors to front and lounge/diner, stairs to first floor landing.

### Lounge/Diner 19' 1" x 11' 0" (5.81m x 3.35m)

Windows to front and kitchen, doors to under stairs storage and kitchen.

### Kitchen 11' 5" x 10' 7" (3.47m x 3.22m)

Window and door to rear garden, wall and base units, stainless steel sink unit, door to bathroom.

### Bathroom 8' 6" x 5' 9" (2.60m x 1.74m)

Window to rear, W.C, wash hand basin, panelled bath.

### First Floor Landing

Window to rear, doors to three bedrooms.

### Bedroom One 11' 9" x 9' 0" (3.57m x 2.75m)

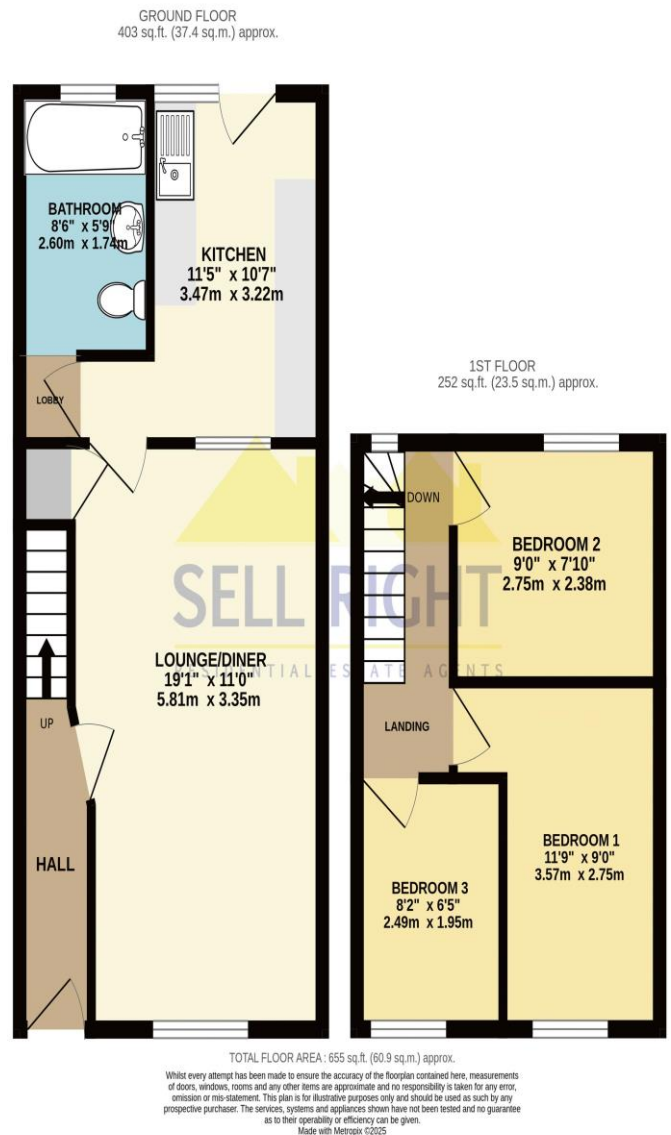
Window to front.

### Bedroom Two 7' 10" x 9' 0" (2.38m x 2.75m)

Window to rear.

### Bedroom Three 8' 2" x 6' 5" (2.49m x 1.95m)

Window to front.



#### 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.