



Bryn Eirw, Trehafod Pontypridd CF37 2PA

welcome to

Bryn Eirw, Trehafod Pontypridd

- Period Style Terraced House In A Sought After Location
- Substantial Open Plan Reception Room
- Kitchen/Breakfast Room With Some Fitted Appliances
- Bathroom With Three Piece Suite
- Two Double Bedrooms

Tenure: Freehold EPC Rating: D

£140,000

A Stunning Period Style Terraced House, With Generous Rooms Throughout And An Outstanding Position Near Local Amenities/Transport Links! An excellent choice for any professional couple or young family looking to get their foot on the ladder!



Entrance Hall

Reception Room

20' 11" widest x 11' widest (6.38m widest x 3.35m widest)

Kitchen/Breakfast Room

11' 4" widest x 8' widest (3.45m widest x 2.44m widest)

Bathroom

First Floor Landing

Bedroom One

15' 1" widest x 11' widest (4.60m widest x 3.35m widest)

Bedroom Two

9' 4" widest x 9' widest (2.84m widest x 2.74m widest)

Loft Room

14' 1" widest, some restricted h/h x 10' 7" widest, some restricted h/h (4.29m widest, some restricted h/h x 3.23m widest, some restricted h/h)

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110252



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

TBG110252 - 0002

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