



# Thomas Street, Penygraig Tonypandy

offers over **£130,000**

- Ideal First Time Buy
- Three Bedrooms
- Large Rear Garden
- Kitchen/Diner
- EPC Rating: E



 3  1  1



## About the property

A spacious three bedroom home located in the popular location of Tonypany, The house is situated close to local amenities including shops, a public house/restaurants, schools, railway and bus station.

The property comprises of, A living room to front and kitchen/diner to the rear, access through to the bathroom and WC, also offering access to the rear garden. To the first floor you will find three spacious bedrooms. The rear garden is large and offers ample space making a great space for entertaining.

### Entrance Hallway

Access to lounge, kitchen/diner and stairs to first floor.

### Lounge

13' 2" x 9' 5" ( 4.01m x 2.87m )  
Window to front, feature fireplace.

### Kitchen/diner

11' 9" x 10' 8" ( 3.58m x 3.25m )  
Interrogated fridge/freezer, electric oven and gas hob. Space for a washing machine. Boiler mounted on wall. Access to bathroom and rear garden.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### Bathroom

Accessed via the kitchen/diner, Window to side. Access to WC.

### Wc

Accessed via the bathroom. Window to rear, WC and wash hand basin.

### Landing To First Floor

Access to all three bedrooms.

### Bedroom One

12' 5" x 10' 6" ( 3.78m x 3.20m )  
Window to front. Feature fireplace.

### Bedroom Two

10' 3" x 8' 1" ( 3.12m x 2.46m )  
Window to rear.

### Bedroom Three

10' x 6' 2" ( 3.05m x 1.88m )  
Window to front.

### Outside

#### Front

Enclosed courtyard with gate to front.

#### Rear

Large rear garden that has been laid with chipping's and offers low to maintain.