



## Princes Street, Treherbert offers in excess of £100,000

- Council Tax Band - A
- Ideal for First Time Buyers or Buy to Let Investors
- Recently Refurbished
- No Chain
- Ideal Location
- EPC Rating: E



 3  1  1



## About the property

An ideal first time purchase or buy-to-let investment. This mid-terrace home situated in Treherbert is in a convenient location close to local amenities and transport links.

## Accommodation

### Reception Room One

8' 8" max x 8' 2" max ( 2.64m max x 2.49m max )  
Double glazed window to the front, ceiling light.

### Reception Room Two

14' max x 11' 2" max ( 4.27m max x 3.40m max )  
Double glazed window to the front, ceiling light.

### Kitchen

7' 4" max x 16' 1" max ( 2.24m max x 4.90m max )  
Matching wall and base units with countertop over, stainless steel sink with drainer, integrated gas hobs and oven, space for fridge/freezer, double glazed window to the rear, double glazed panelled door to the side leading to the rear garden, ceiling light.

### Bathroom

5' 2" max x 8' 2" max ( 1.57m max x 2.49m max )





### **Stairs To First Floor Landing**

Carpeted stairs to first floor landing, double glazed window to the rear, ceiling light.

### **Bedroom 1**

14' 1" max x 9' 1" max ( 4.29m max x 2.77m max )

Carpeted flooring, ceiling light, double glazed window to the front.

### **Bedroom 2**

14' 2" max x 8' 9" max ( 4.32m max x 2.67m max )

Carpeted flooring, ceiling light, double glazed window to the front.

### **Bedroom 3**

7' 1" max x 8' max ( 2.16m max x 2.44m max )

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## Floorplan

## 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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