



87 Court Street, Tonypany, CF40 2RL

£70,000

**** Mid Terraced House ** Close to Amenities & Transport Links ** No Chain ****
Offered with no onward chain.

A mid terraced house close to local amenities & shops, minutes from local transport links and main roads. Comprising entrance lobby, lounge, kitchen/breakfast room, shower room and two bedrooms. There is a rear garden with lane access together with double glazing and gas central heating. Excellent potential for first time buyers.

Entrance Lobby

Wood entrance door, radiator, laminated wood flooring.

Lounge 19'11" x 13'7" (6.09 x 4.16)



Double glazed window to front, two radiators, coved ceiling, laminated wood flooring, staircase to first floor.

Kitchen/Breakfast Room 12'6" x 9'10" (3.82 x 3.01)



Base and wall cupboards with tiled splash backs, oven and hob, stainless steel sink unit, space for washing machine and fridge/freezer, wall mounted gas combination boiler, radiator, tiled floor, double glazed window and door to rear.

Shower Room



Walk in shower area, wc, wash hand basin, part tiled walls, airing cupboard.

First Floor Landing

Double glazed window to rear, attic access.

Bedroom 1 14'0" x 11'10" (4.29 x 3.61)



Double glazed window to front, radiator, built in cupboards.

Bedroom 2 9'4" x 7'11" (2.86 x 2.42)



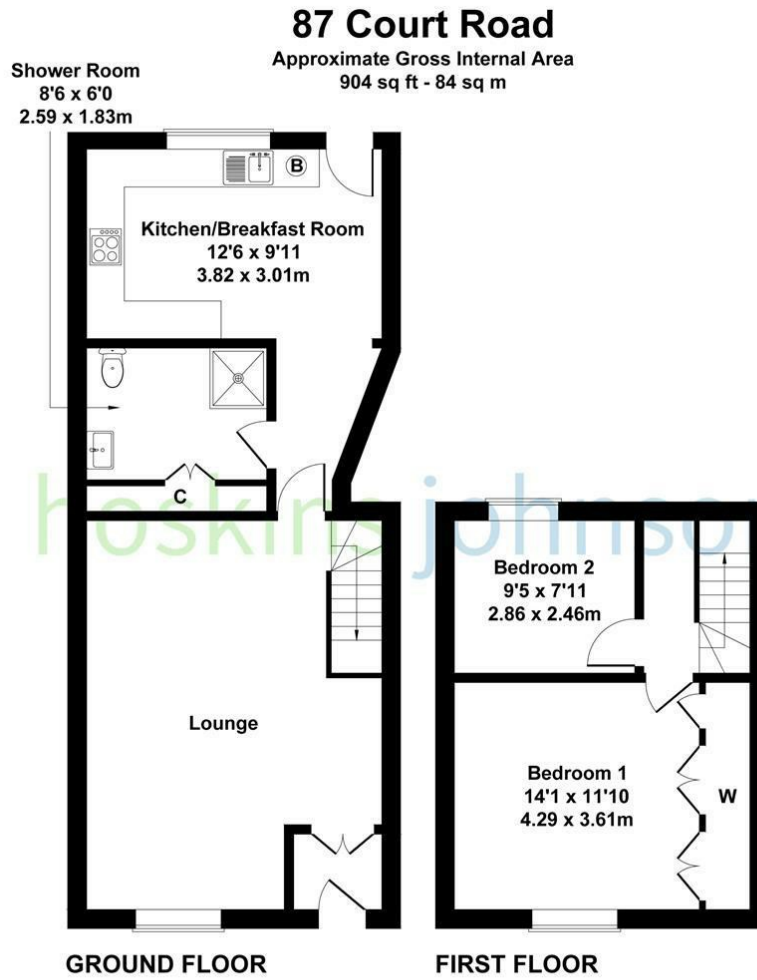
Double glazed window to rear, radiator.

Outside



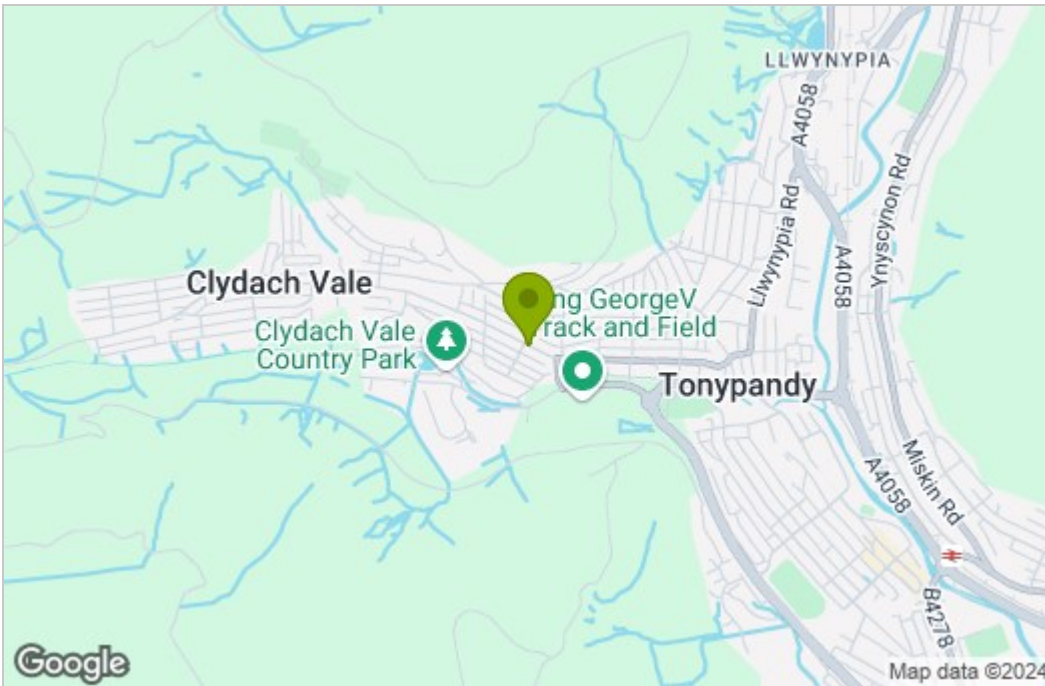
Rear garden with lane access with potential for off road parking/garage (subject to obtaining necessary permissions).

Floor Plan

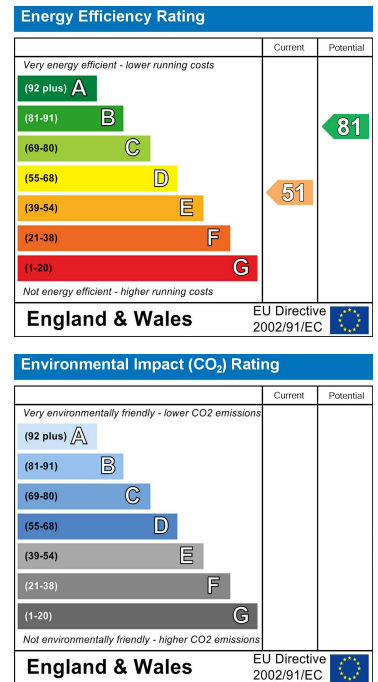


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.