



## 16 Evans Terrace, Tonypany, CF40 2ED

**£110,000**

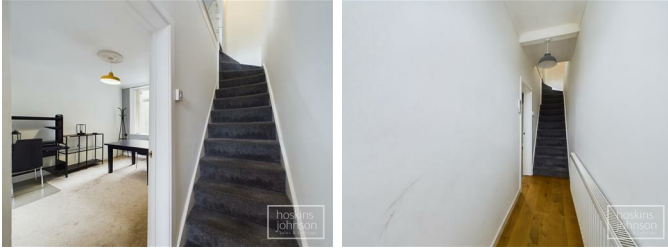
Welcome to Evans Terrace, a charming property located in the heart of Blaenclydach, Tonypany. This delightful mid-terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and a useful attic room, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

The property features a well-maintained bathroom, ensuring convenience and comfort for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, this bathroom is sure to meet your needs.

Situated in a peaceful neighbourhood, the surrounding area provides a sense of community and is ideal for those seeking a quiet and friendly environment to call home.

Don't miss the opportunity to make this lovely house your own. Contact us today to arrange a viewing and discover the potential that Evans Terrace has to offer.

## Entrance Hall



Panelled entrance door, radiator, coved ceiling, wood flooring, staircase to first floor.

## Lounge 11'3" x 10'0" (3.45 x 3.07)



Double glazed window to front, radiator, coved ceiling, open plan to dining room.

## Dining Room 11'10" x 11'6" (3.63 x 3.52)



Double glazed window to rear, radiator, coved ceiling.

## Kitchen 14'4" x 8'11" (4.38 x 2.72)



Fitted with a range of base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor fan above, space for washing machine and fridge/freezer, radiator, tiled floor, understairs storage, double glazed window and door to side.

## First Floor Landing



Radiator, coved ceiling, staircase to attic room.

## Bedroom 1 13'5" x 9'1" (4.11 x 2.77)



Double glazed window to front, radiator, coved ceiling.

## Bedroom 2 8'11" x 8'4" (2.73 x 2.56)



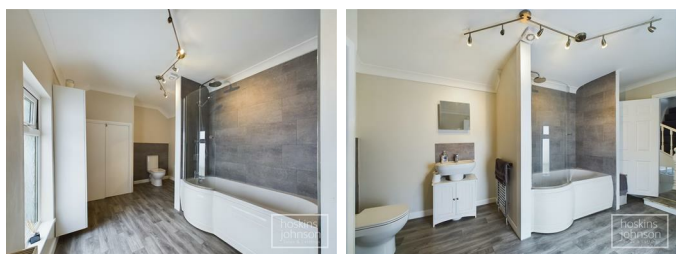
Double glazed window to rear, radiator, coved ceiling.

Bedroom 3 9'11" x 5'8" (3.04 x 1.74)



Double glazed window to front, radiator, coved ceiling.

Bathroom



White three piece suite comprising Shower bath with mains 'rainfall' shower head and separate hand held attachment, wc, wash hand basin, part tiled walls, radiator, coved ceiling, storage cupboard with gas combination boiler, double glazed window to side.

Attic Room 14'9" x 14'4" (4.50 x 4.39)



Skylight to front, ceiling spotlights.

Outside



Rear yard with steps to a decked seating with lane access.

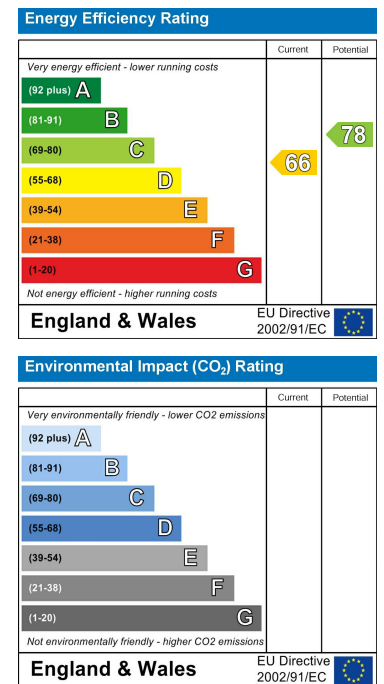
## Floor Plan



## Area Map



## Energy Efficiency Graph



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