



39 OXFORD STREET
NANTGARW
CARDIFF CF15 7ST

GUIDE PRICE

£135,000+



MID TERRACE HOUSE



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**** FOR SALE BY AUCTION - PARTNER AUCTIONEERS WITH AUCTION HOUSE WALES **** Bidding opens Monday 3rd February 2025 at Midday and closes Wednesday 5th February 2025 at Midday

**** A delightful three bedroom mid terraced family home in a convenient location, being a short distance from local amenities and the A470 and M4 link. Entrance porch, entrance hall, bay fronted dining room, spacious lounge, modern fitted kitchen, ground floor newly fitted bathroom. To the first floor there are three bedroom. Gas central heating, double glazing. Low maintenance front and rear gardens. EPC Rating: D**

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 916 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

ENTRANCE PORCH

Approach via a modern composite entrance door with double glazed windows to central part. Original half tiled walls and tiled flooring.

ENTRANCE HALL

Approached via a modern wood panelled entrance door leading to the hallway, staircase to first floor, wood flooring and radiator.

DINING ROOM

13' 5" x 11' 6" into bay (4.10m x 3.52m)

A good sized bay fronted reception overlooking the entrance approach, fireplace recess with non functioning wood burner, wood flooring and radiator.

LOUNGE

13' 10" x 11' 8" (4.24m x 3.56m)

A good sized principal reception with feature fireplace with wooden surround, understairs storage cupboard, wood flooring and radiator. Door to kitchen.

KITCHEN

9' 10" x 9' 8" (3.02m x 2.97m)

Modern fitted kitchen in shaker style fronts beneath wood grain effect round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring hob with cooker hood above, integrated oven below, plumbing for washing machine, space for fridge freezer, concealed gas central heating combi boiler, matching range of eye level wall cupboard, two windows to side, electric plinth heater, tiled flooring, tiled splashback and door to rear lobby.

REAR LOBBY

Continuation of the tiled flooring, door to rear garden and door to bathroom. Radiator.

FAMILY BATHROOM

9' 1" x 5' 8" (2.77m x 1.75m)

Newly fitted white bathroom suite comprising, low level wc, vanity wash basin with storage below, p-shaped bath with triton shower above, shower screen, wall tiling to splash back areas, tiled flooring, two obscure glass windows, extractor fan and radiator.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the landing area, window to rear and access to roof space.

BEDROOM ONE

12' 10" x 9' 7" (3.93m x 2.94m)

Overlooking the entrance approach, a principal double bedroom, radiator.

BEDROOM TWO

11' 5" x 8' 5" (3.50m x 2.59m)

Aspect to rear with distant mountain views, a second double bedroom, feature original fireplace, radiator.

BEDROOM THREE

9' 11" x 7' 3" (3.04m x 2.23m)

Aspect to front, radiator.

OUTSIDE - REAR GARDEN

Low maintenance rear garden comprising decked relaxation area, decorative stone pathway leading to rear gate giving access to rear lane.

FRONT GARDEN

Pathway to front accessed via pedestrian gate. Low maintenance front garden with low level brick wall to front boundary.

BUYER INFORMATION

Administration Fee: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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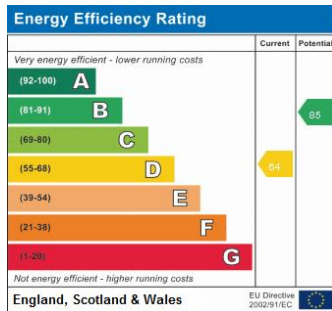
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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