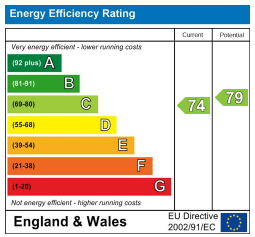

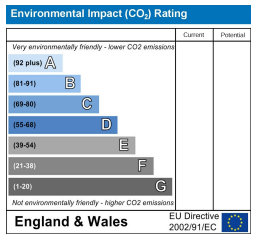

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Price £275,000

- NICELY PRESENTED THREE BEDROOM END OF TERRACE HOUSE
- LOUNGE
- KITCHEN
- FIRST FLOOR SHOWER ROOM
- SPACIOUS PAVED PATIO TO THE REAR WITH THREE PURPOSE BUILT STORAGE SHEDS
- GOOD ACCESS TO THE A470 AND THE TAFF TRAIL
- DINING ROOM
- GROUND FLOOR W.C.
- RESIN DRIVEWAY FOR THREE CARS
- EPC RATING / COUCIL TAX BAND C

IMMACULATELY PRESENTED THREE BEDROOM END OF TERRACE Good location to the A470 and the Taff Walk. The property consists of:- Lounge, dining room, kitchen, W.C., three bedrooms and shower room. Upvc double glazing, gas central heating. Spacious paved patio garden to the rear. Resin driveway for three cars. EPC rating C. Council Tax band C. ** VIEWINGS HIGHLY RECOMMENDED**.

LOUNGE 24'0" x 9'10" (7.33 x 3.00)
Via Upvc double glazed door to lounge. Upvc double glazed window's to the front. Coved ceiling, wood block flooring, radiator, stairs to the first floor. Feature fire surround with inset gas fire. Door access to the dining room.

DINING ROOM 11'3" x 7'6" (3.44 x 2.30)
Upvc double glazed window to the rear. Wood block flooring, radiator, coved ceiling, archway to the kitchen.

KITCHEN 13'6" x 11'3" (4.13 x 3.44)
Two Upvc double glazed windows to the rear, Upvc double glazed door to the rear. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Eye level electric oven and microwave. Integrated dishwasher and washing machine, inset electric induction hob with overhead extractor hood. Tiled floor, door access to W.C.

W.C.
Upvc double glazed window to the rear. Vanity unit housing wash hand basin. Low level W.C. Tiled walls and floor, radiator.

LANDING
Upvc double glazed window to the rear. Dao rail, coved ceiling, loft access. Two storage cupboards on housing the Baxi gas boiler.

BEDROOM ONE 11'6" x 9'10" (3.52 x 3.00)
Upvc double glazed window to the front. Mirror fronted wardrobes. Laminate flooring, radiator.

BEDROOM TWO 11'3" x 9'3" (3.44 x 2.83)
Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator.

BEDROOM THREE 9'11" x 9'10" (3.04 x 3.00)
Upvc double glazed window to the rear. Coved ceiling, laminate flooring, radiator.

SHOWER ROOM
Obscure double glazed window to the rear, Vanity unit housing wash hand basin with storage beneath enclosed cistern W.C. Double shower cubicle with double headed mains shower. Chrome heated towel rail. Tiled walls and floor.

FRONT
Resin driveway for three cars. Side gat access to the rear.

REAR
Spacious paved patio, fenced and wall boundaries, planted borders. Three purpose built storage sheds one with electricity.