



## 62 East Road, Tylorstown, CF43 3DD Offers in excess of £75,000

Good Move are delighted to present this three bedroom mid-terrace house to the market.

A deceptively spacious three-bedroom mid-terrace property offering excellent potential for buyers looking to put their own stamp on a home. Arranged over two floors, the accommodation briefly comprises a generous lounge/dining room, kitchen and ground floor bathroom, whilst the first floor provides three bedrooms. Externally, the property benefits from a front courtyard and some space for improvement at the rear of the property.

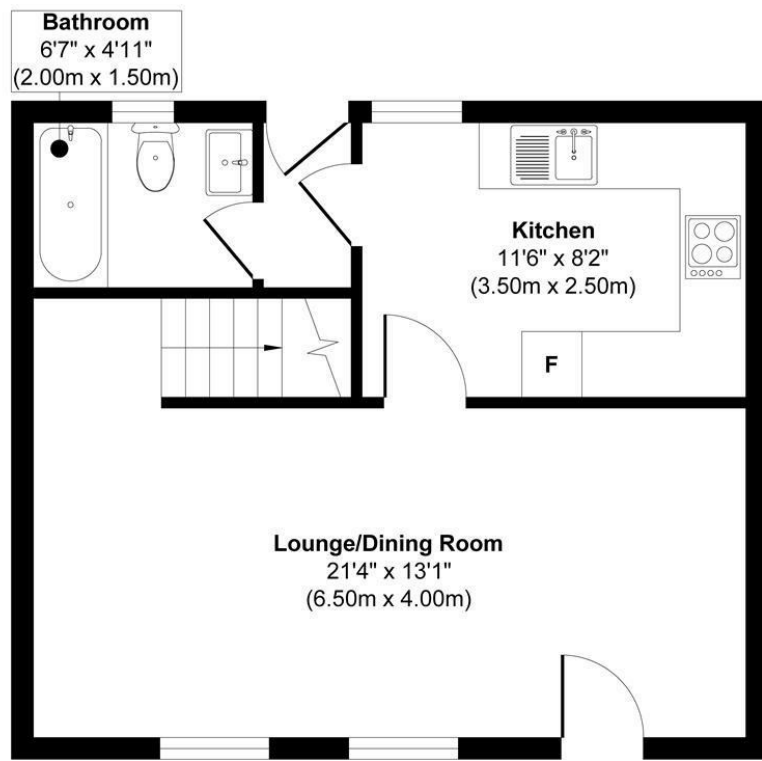
This terraced house undeniably offers a great investment opportunity or the potential to be a wonderful family home.

One of the key advantages of this property is its location. The house is conveniently situated with excellent public transport links close by, allowing easy access to and from the city. Furthermore, it is in close proximity to local amenities, adding to the convenience of everyday living.

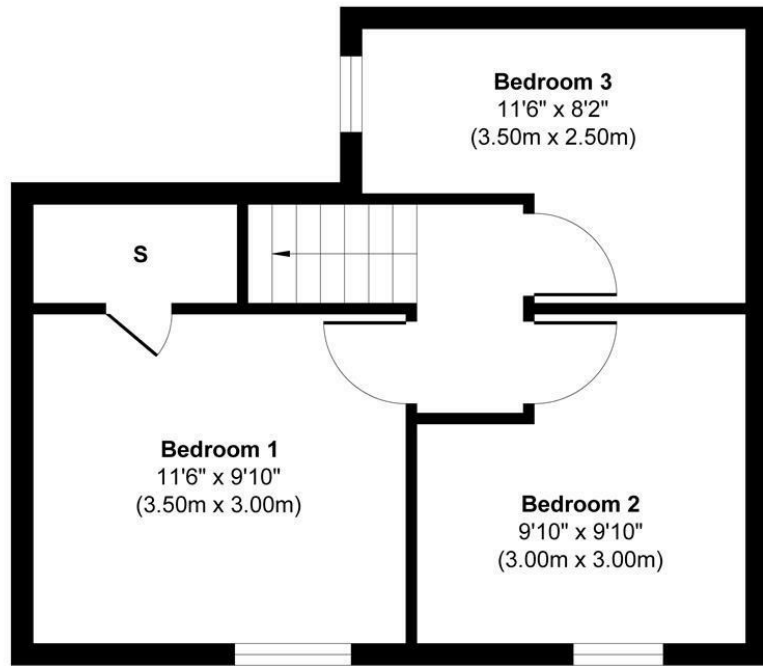
The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view.

Please call for more information.





**Ground Floor**  
**Approximate Floor Area**  
**391 sq. ft**  
**(36.40 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**340 sq. ft**  
**(31.60 sq. m)**

**Approx. Gross Internal Floor Area 731 sq. ft / 68.00 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

**Disclaimer**

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS**

EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	