

DEREK B PHILLIPS

ESTATE AGENTS

contact@derekbphillips.co.uk | 51 GLEBELAND STREET, MERTHYR TYDFIL, CF47 8AT | Tel : 01685 723678

11 FRANCIS STREET, DOWLAIS
MERTHYR TYDFIL, CF48 3SE



We are pleased to offer for sale this ideal First Time Purchase, it's a modernised and well presented middle terrace property in a popular side street location. Simply ready to move in!

The front entrance lobby leads to a good-sized living/dining room, there is kitchen and bathroom at the rear and upstairs to 2 double bedrooms. The rear patio garden is low maintenance, fully enclosed by fence and makes a nice area to sit out.

Dowlais is popular residential area, convenient for many local amenities and schools etc and a short distance from the Town Centre. Viewing is highly recommended.

- * MODERNISED AND WELL-PRESENTED TERRACED PROPERTY
- * GREAT FIRST TIME PURCHASE – READY TO MOVE IN
- * POPULAR RESIDENTIAL LOCATION
- * 2 DOUBLE BEDROOMS
- * NICELY FINISHED AND LOW MAINTENANCE REAR PATIO GARDEN

PRICE £135,000

www.derekbphillips.co.uk



GROUND FLOOR

ENTRANCE LOBBY

Composite entrance door.

LOUNGE 5.5m x 4.6m

Laminated flooring, media wall with electric fire, shelving to alcove, modern radiator, understairs storage cupboard, glass panelled internal door leading to kitchen, carpeted staircase to first floor

KITCHEN 3m x 2.8m

Fitted units, electric oven, gas hob, stainless steel cooker extractor hood, recessed spot lights, laminate flooring, UPVC double glazed rear entrance door.

BATHROOM/W.C. 2.1m x 1.7m

White modern suite, electric shower over bath with curtain & rail, tiled splash-back areas.

FIRST FLOOR

NUMBER 1 BEDROOM 4.6m x 2.9m

Laminate flooring, wardrobe, recessed spot lights, twin windows.

NUMBER 2 BEDROOM 2.8m x 2.8m

Laminate flooring, built-in cupboard.

OUTSIDE

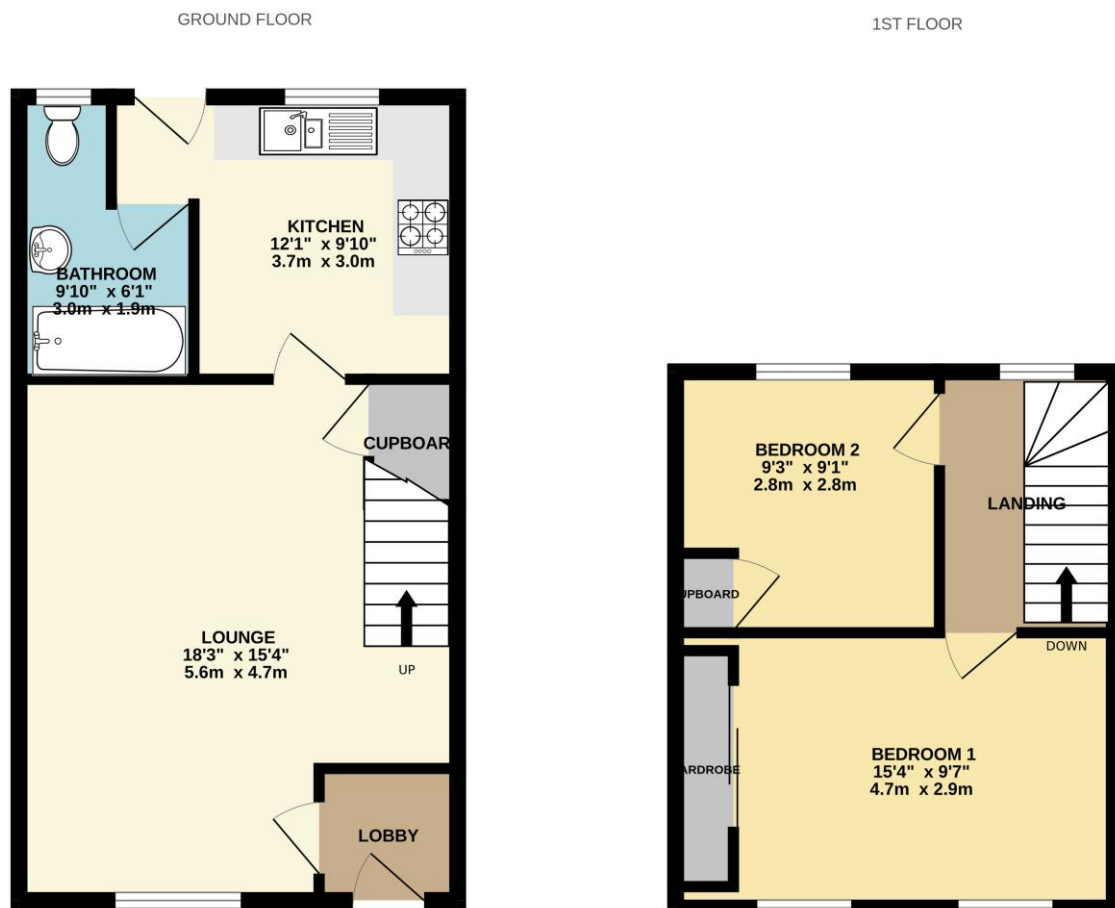
Low maintenance rear garden with patio, modern fencing with lighting, access to lower basement storage.

SERVICES

All Mains Services. Gas Central Heating. uPVC Double Glazing. Services & Appliances not tested by this office.

TENURE

Advised Freehold. **COUNCIL TAX BAND: A**







11 Francis Street Dowlais MERTHYR TYDFIL CF48 3SE		Energy rating C
Valid until 28 March 2036	Certificate number 0370-2743-3670-2626-3005	

These particulars do not constitute any part of an offer or Contract. Description & comments in these Particulars are NOT to be relied upon as statements of or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements. Neither the Vendor or Derek B Phillips, nor any person in their employment can give any warranty in relation to this property. (1) Services are to be confirmed upon viewing, these are not tested by our office. (2) Tenure is stated as advised; we are not required to or have seen the title deeds to confirm in person, this will be done with your purchasing Solicitor. Contact us, the agent, for further particulars or request to view. It is understood that all negotiations are to be conducted through us.