



## Maple Court, £125,000

- Open House Event
- Ideal Starter Home
- Close Proximity To Local Amenities
- Front And Rear Garden
- Two Bedrooms
- EPC Rating: D



2 1 1

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## About the property

A spacious and ideal starter home offered for sale. Situated in Tonyrefail is this 2 bedroom mid-terraced house offering a range of local amenities such as a leisure Centre, school, supermarkets, shops, local pubs, GP surgeries, dentists, and cafes are the many things serving its community. The accommodation briefly comprises; entrance hall, lounge/ diner and kitchen to the ground floor. To the first floor there are 2 bedrooms and a family bathroom. To the outside there is a front and rear garden. Viewing is highly recommended to appreciate. Please call Peter Alan to arrange or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge/ Diner

11' 9" max x 20' 8" max ( 3.58m max x 6.30m max )

#### Kitchen

9' 9" x 7' 6" ( 2.97m x 2.29m )



## First Floor

### Landing

Split level landing, loft access - part boarded.

### Bathroom

Bath tub with over bath shower, wash hand basin and w.c.

### Bedroom 1

18' 2" max x 9' 7" max ( 5.54m max x 2.92m max )

### Bedroom 2

11' 9" max x 10' 7" max ( 3.58m max x 3.23m max )

Door to airing cupboard - boiler housed.

## Outside

### Front

Fully enclosed with steps down to front court yard area with access to storage.

### Rear

Fully enclosed, low maintenance, tiered rear garden with access to rear via gate.

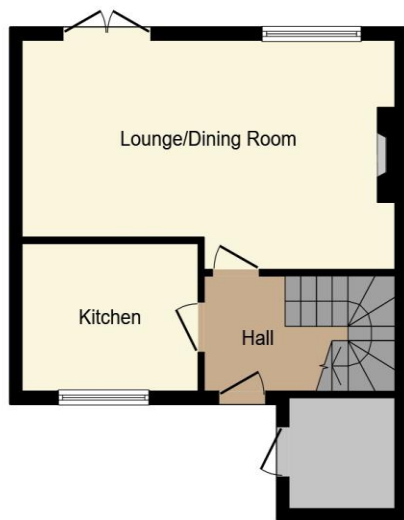


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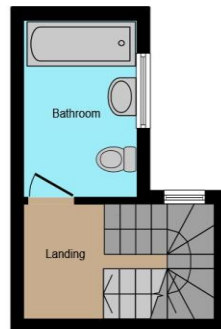
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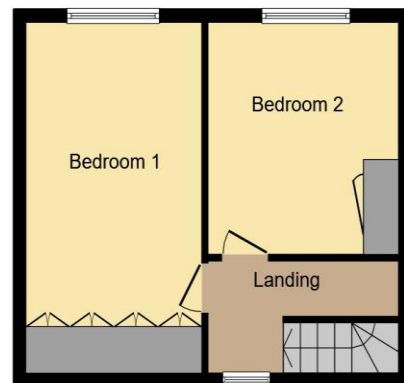
## Floorplan



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 85.6 m<sup>2</sup> (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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