









welcome to

Meyler Street, Tonyrefail Porth

- Period Style Terraced House In A Sought After Location
- Light And Airy Open Plan Reception Room
- Separate Kitchen With Some Fitted Appliances
- Ground Floor Shower Room And Additional First Floor W/C
- Three Bedrooms

Tenure: Freehold EPC Rating: D Council Tax Band: B

£140,000

An Impressive Period Style Terraced House, With Generous Internal Accommodation And Fantastic Location Near A Range Of Open Green Spaces, Transport Links And Local Schools. We recommend calling early to secure your viewing of this excellent property!



Integral Porch

Reception Room

21' 6" widest \times 16' 8" widest (6.55m widest \times 5.08m widest)

Kitchen

13' 11" widest x 9' 9" widest (4.24m widest x 2.97m widest)

Vestibule

Shower Room

First Floor Landing

Bedroom One

16' 5" widest x 9' 11" widest (5.00m widest x 3.02m widest)

Bedroom Two

10' 6" widest x 10' 2" widest (3.20m widest x 3.10m widest)

Bedroom Three

9' 9" widest x 9' 9" widest (2.97m widest x 2.97m widest)

First Floor W/C

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110140



Property Ref: TBG110140 - 0005

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers

interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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