



T Samuel Estate Agents

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Cefn Lane

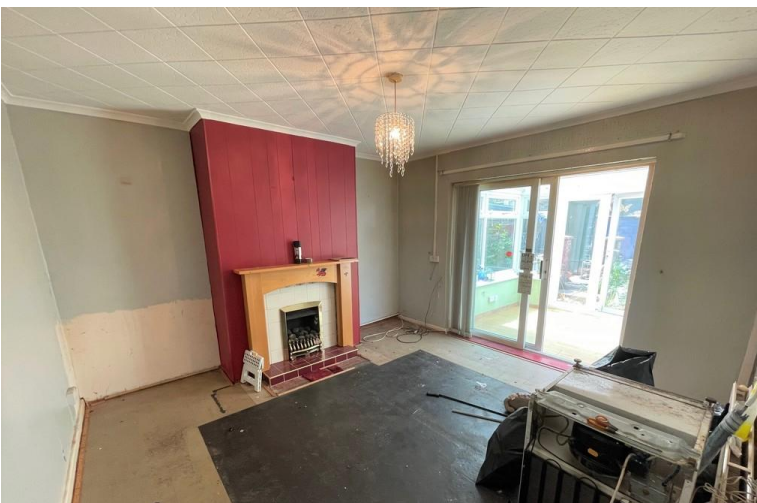
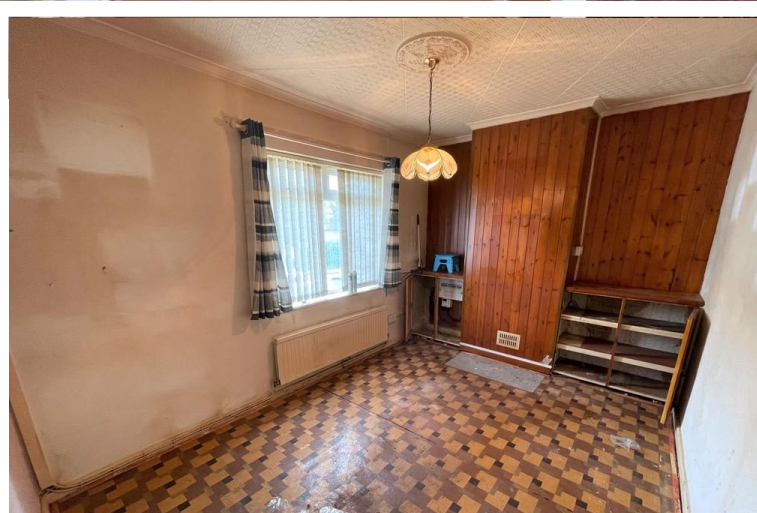
Glyncoch, Pontypridd, CF37 3BP

FOR SALE

- 3 BEDROOMS
- IN NEED OF RENOVATION
- GOOD SIZE FAMILY HOME
- CLOSE TO LOCAL AMENITIES

£89,950





Property Description

*** GOOD SIZE SEMI DETACHED FAMILY HOME IN NEED OF RENOVATION ***

Looking for an affordable fixer-upper in a convenient location ?

Check out this amazing opportunity!

While the property needs work it has great potential and is perfect for someone who wants to add their personal touch.

Our three bedroom semi detached house is located in the village of Glyncoch. A amenities and local primary school close by.

Few minutes drive away is the town centre of Pontypridd with it's further shops, park, lido, bus and train stations.

The A470 is easy accessible providing good transport links to Cardiff and the Heads of the valley link roads.



Accommodation; Entrance hall, two reception rooms, conservatory, kitchen, utility/multi purpose room, downstairs w.c, three bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a white uPVC front door leading from porch area. Polystyrene tiled ceiling. Wallpaper walls. Tiled flooring. Radiator. Under stairs storage. Doors leading to two reception rooms and kitchen.

RECEPTION ROOM 1

12' 11" x 8' 11" (3.96m x 2.73m) Polystyrene tiled ceiling. Wallpaper walls. Radiator. Power points. Cupboards built into the alcoves and housing electric meter and fuse board. uPVC window to the front.



RECEPTION ROOM 2

12' 10" x 12' 5" (3.92m x 3.79m) Polystyrene tiled ceiling. Combination of wall coverings. Radiator. Power points. Wooden fire surround housing coal effect gas fire. uPVC sliding doors leading to conservatory.

CONSERVATORY

9' 2" x 8' 0" (2.81m x 2.44m) Good size white uPVC conservatory. Laminate flooring. Power points. Ideal to sit and admire the garden with it's plants and mature shrubs.

KITCHEN

8' 7" x 6' 3" (2.63m x 1.93m) Base units with stainless steel sink unit. Artex ceiling. Artex and tiled walls. Vinyl flooring. Power points. uPVC window to the front.



UTILITY/MULTI PURPOSE ROOM

22' 6" x 8' 7" (6.86m x 2.63m) Emulsion walls. Vinyl flooring. Power points. Door leading to downstairs w.c and rear exterior.

DOWNSTAIRS W.C.

5' 8" x 5' 2" (1.74m x 1.60m) W.c. Vinyl flooring. Emulsion walls. Power points. Wall unit with work surface underneath. uPVC window to the rear.

LANDING

Polystyrene tiled ceiling. Wallpaper walls. Carpet flooring. Window to the side. Attic access. Doors leading to three bedrooms and bathroom.

UPSTAIRS BATHROOM

5' 11" x 5' 11" (1.82m x 1.82m) Separate shower cubicle with w.c and wash hand basin. Tongue and groove ceiling. Panelled walls. Laminate flooring. Radiator. uPVC window to the rear,



BEDROOM 1

13' 4" x 12' 11" (4.07m x 3.95m) Polystyrene tiled ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Built in storage cupboard. uPVC window to the front.



BEDROOM 2

11' 10" x 8' 8" (3.61m x 2.65m) Polystyrene tiled ceiling. Emulsion walls. Built in cupboard housing combi boiler. uPVC window to the rear.

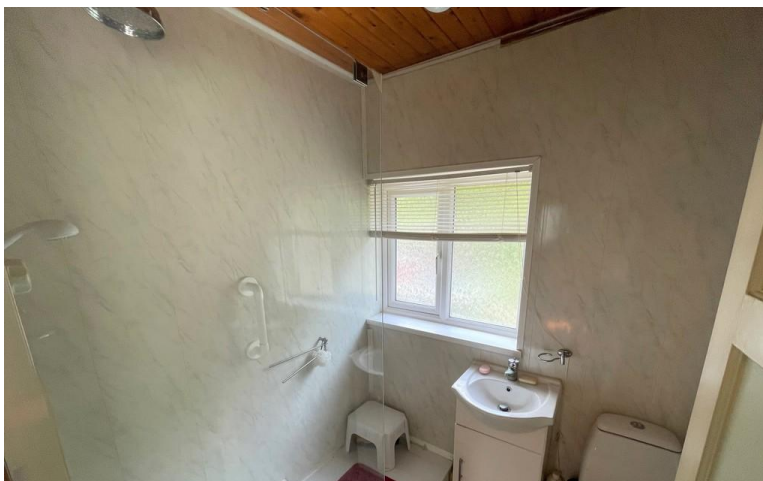
BEDROOM 3

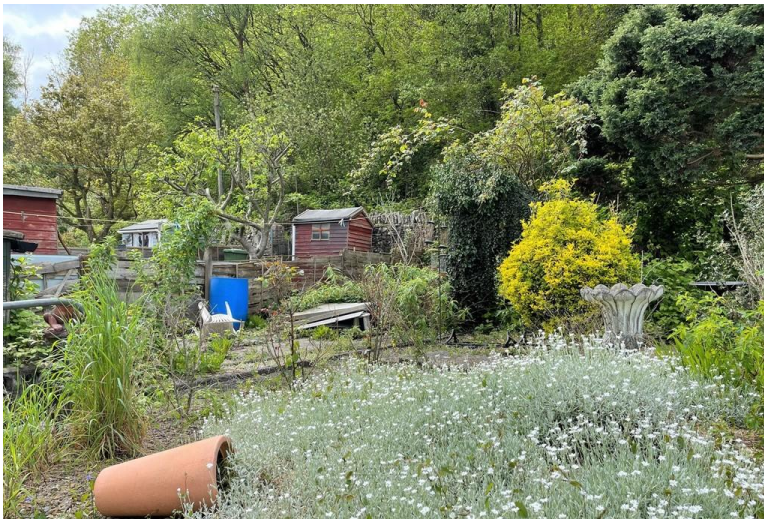
8' 9" x 8' 9" (2.68m x 2.68m) Wallpaper ceiling. Emulsion walls. Carpet flooring. Radiator. uPVC window to the front.

EXTERIOR

Front - Front forecourt leading to porch. Possibility to create off road parking subject to planning consent as per neighbours.

Rear - Wooden storage shed. Good size patio area with mature plants and shrubs.







Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E