



T Samuel Estate Agents

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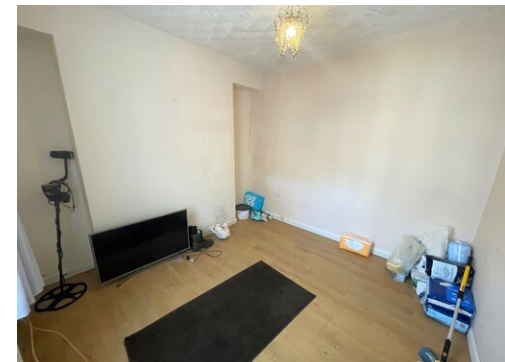
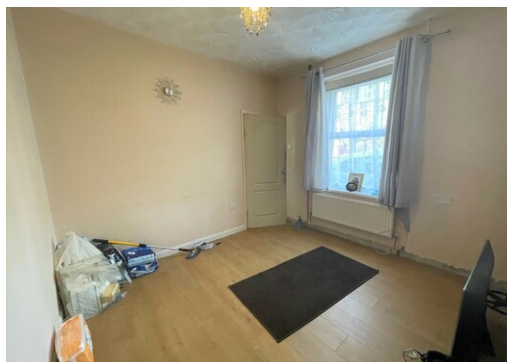
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**Groomsbridge 1a Other Street,
Ynysybwl, Pontypridd CF37 3LN**

**FOR SALE
£130,000**



- **2 BEDROOMS**
- **SEMI DETACHED**
- **LOTS OF POTENTIAL**



2



1



1

Property Description



HALLWAY

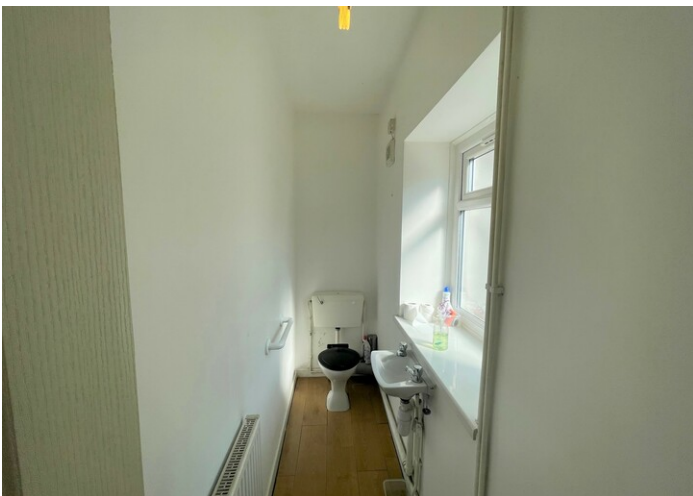
Entrance via a white uPVC front door. L shaped hallway with doors leading to kitchen and lounge area. Artex ceiling, Emulsion walls. Laminate flooring. Radiator. Power points. Stairs to the first floor. Electric meter and fuse board. To the rear of the hallway there is a door to under stairs storage and one leading to a downstairs w.c. White uPVC door to the rear



LOUNGE

3.10 m x 3.10 m

Artex ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.



KITCHEN

4.30 m x 3.10 m

Ample base and wall units in white wood effect. Complimentary wooden work surface. Plumbed for automatic washing machine. Built in oven and halogen hob with extractor hood above. Stainless steel sink unit. Emulsion walls and ceiling. Laminate flooring. Radiator. Power points. Wall mounted combi boiler. uPVC window to front and rear allowing in plenty of natural light.



DOWNSTAIRS W.C.

3.50 m x 0.80 m

White w.c. with wash hand basin. Artex ceiling. Emulsion walls. Laminate flooring. Radiator. uPVC window to the rear with frosted glass.



UPSTAIRS WETROOM

2.30 m x 1.60 m

Wet room comprising of wall mounted shower, w.c and wash hand basin. Chrome radiator. Artex ceiling. Tiled walls. Non slip flooring. Extractor fan. uPVC window to the rear with frosted glass.



BEDROOM 1

5.00 m x 2.60 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.



BEDROOM 2

4.20 m x 3.50 m

Artex ceiling,. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



EXTERIOR

A good size enclosed rear patio laid with paving stones. A further section to the side which is also enclosed and laid with paving stones. Large wooden storage shed. Potential for extending the property or providing off road parking subject to planning consent







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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EPC

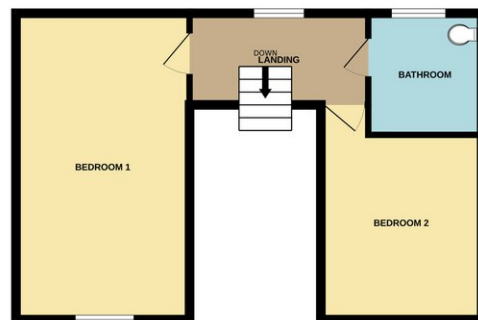
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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