

DEREK B PHILLIPS

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1 HOWELL CLOSE GEORGETOWN MERTHYR TYDFIL CF48 1DD



We are pleased to bring to the market this semi-detached house pleasantly located in a small cul-de-sac close within walking distance to local amenities and the Town Centre with local transport links (bus stops) close by. This well presented home is available for sale with no onward chain, ready to move in! Being positioned on a corner plot there is ample space to park cars along the side, there is a front green area and enclosed rear garden with gated access.

- * SEMI-DETACHED HOUSE
- * PLEASANTLY SITUATED IN CUL-DE-SAC CLOSE
- * CLOSE TO TOWN CENTRE & LOCAL AMENITIES
- * WELL MAINTAINED THROUGHOUT
- * 2 DOUBLE BEDROOMS
- * IDEAL FIRST TIME PURCHASE OR FOR SOMEONE LOOKING TO DOWNSIZE
- * NO ONWARD CHAIN

PRICE £175,000

GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed entrance door, glass panelled internal door.

ENTRANCE HALL

Staircase leading to first floor.

LOUNGE 3.8m x 3.4m

Laminate flooring.

DINING ROOM 3.1m x 2.7m

uPVC double glazed French doors leading to rear garden, laminate flooring.

KITCHEN 3.1m x 2.3m

Fitted units, electric oven & gas hob, cooker extractor, space for appliances with plumbing for washing machine.

REAR LOBBY

uPVC double glazed rear entrance door.

SEPARATE W.C.

White suite, wash hand basin.

FIRST FLOOR

NUMBER 1 BEDROOM 4.3m x 2.9m (3.7m max)

Wardrobe built in.

NUMBER 2 BEDROOM 3.3m x 2.6m

Wardrobe built in.

SHOWER ROOM/W.C. 2.6m x 1.6m

White suite, shower area with mains shower, fully tiled walls, non-slip flooring.

OUTSIDE

Rear patio garden, outside tap, exterior light, garden shed, side gated access.

SERVICES

All Mains Services, Gas Central Heating. uPVC Double Glazing.

Note. Central Heating, Services & appliances should be confirmed upon viewing. These are not tested by this office.

TENURE

Advised Freehold. **COUNCIL TAX BAND A**







1, Howell Close MERTHYR TYDFIL CF48 1DD	Energy rating D
Valid until 28 January 2028	Certificate number 2818-4025-7229-5568-0910

These particulars do not constitute any part of an offer or contract. Description and comments contained 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. Tenure is stated as advised: we have not seen the title or deeds to confirm in person, this will be done with your purchasing solicitors. Further particulars together with request to view or Keys to the property may be obtained from the Agent. It is understood all negotiations are to be conducted through this office D B Phillips Estate Agents.

