

# DEREK B PHILLIPS

VALUERS & ESTATE AGENTS  
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**28 RUSSELL STREET, DOWLAIS  
MERTHYR TYDFIL CF48 3BG**



An up-graded middle terraced house, larger than average for this area, originally two properties with an extension to the rear. A 3 or 4 bedroom depending on choice of layout, making this an ideal family home, first time buy or investment purchase for rental. Renovation works include newly plastered walls & ceilings, Renewed roof to the rear extension, new plumbing to Central Heating System and up-grade to the electrics.

The village community of Dowlais is popular, approximately 2 miles from Merthyr Tydfil Town Centre with local Amenities within short distance.

- \* RECENTLY UPGRADED SPACIOUS MIDDLE TERRACED HOUSE
- \* SITUATE WITHIN SHORT DISTANCE OF LOCAL AMENITIES
- \* 3 OR 4 BEDROOMS DEPENDING ON CHOSEN LAYOUT
- \* IDEAL FAMILY HOME, FIRST TIME OR INVESTMENT PURCHASE - GOOD RENTAL

**PRICE £150,000  
REALISTIC OFFERS CONSIDERED**

[www.derekbphillips.co.uk](http://www.derekbphillips.co.uk)

## GROUND FLOOR

### SITTING/DINING ROOM 4.5m x 2.7m

uPVC Double glazed front door, laminate flooring.

### LOUNGE 4.4m x 2.9m

Laminate Flooring.

### 4TH BEDROOM 3.1m x 3.1m

Laminate flooring.

### KITCHEN 4.9m x 2.4m (max)

Fitted white gloss units, electric oven, gas hob, stainless steel cooker extractor hood, plumbing for washing machine, staircase to first floor, UPVC double glazed rear entrance door.

## FIRST FLOOR

### NUMBER 1 BEDROOM 4.5m x 3m

Built-in cupboard, carpeted floor.

### NUMBER 2 BEDROOM 3m x 2.8m

Combination boiler, carpeted floor.

### NUMBER 3 BEDROOM (L-Shaped) 4.9m (max) x 2.4 (max)

Carpeted floor, built-in cupboard.

### BATHROOM/WC. 1.7m x 1.7m

White suite, shower over bath, tiled splash-back areas.

## OUTSIDE

Rear enclosed yard/garden with stone chippings. Separate gated area with stone chippings.

## TENURE

Advised Freehold

## SERVICES

All Main Services. Gas Central Heating. uPVC Double Glazing.

Note: Services & appliances not tested by this office.

## COUNCIL TAX BAND A

Viewings to be accompanied & by appointment with this office.

28 Russell Street  
Dowlais  
MERTHYR TYDFIL  
CF48 3BG

Energy rating

D

Valid until

10 October 2034

Certificate number

9370-2629-8400-2894-6215







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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