

DEREK B PHILLIPS

VALUERS & ESTATE AGENTS
51 GLEBELAND STREET, MERTHYR TYDFIL, CF47 8AT

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8 PINE CLOSE, GURNOS, MERTHYR TYDFIL CF47 9NN



We offer for sale this middle terraced house, its pleasantly located with a green area to front and set off the main road, a quieter position with the benefit of a large gated forecourt to the front.

There is also rear access to the patio garden and shed/outbuilding.

Situated within a short distance of many of the local shops, amenities & schools plus good bus links available into the Town Centre.

Having been maintained, you can move into this property but it does give the opportunity to further update some fixtures/fittings bringing it to your own specification.

Available for sale with no onward chain.

- * MIDDLE TERRACED EX LOCAL AUTHORITY HOUSE
- * PLEASANTLY LOCATED OFF THE ROAD WITH A GREEN AREA TO FRONT
- * SHORT DISTANCE TO THE LOCAL SHOPS & OTHER AMENITIES
- * 3 BEDROOMS
- * A WELL MAINTAINED HOME

PRICE £99,000

www.derekbphillips.co.uk

ENTRANCE HALL

uPVC double glazed front door & side panel, internal door, staircase to first floor.

LOUNGE 5.3m x 3.1m

Laminate flooring, fireplace, Archway divide to dining area.

DINING ROOM 3m x 2.4m

Laminate flooring, opens through to kitchen.

KITCHEN 3.1m x 2.9m

Various fitted units, space for appliances, tiled splash-back areas.

GARDEN ROOM

NUMBER 1 BEDROOM 3.7m x 3.5m

NUMBER 2 BEDROOM 4.4m x 2.4m

NUMBER 3 BEDROOM 2.8m x 2.2m

SHOWER ROOM/W.C. 2.2m x 2.8m

White suite, double shower cubicle with mains shower, part tiled walls.

OUTSIDE

Gated front garden/forecourt with boundary wall, rear patio garden.

Outbuilding. Rear access to lane.

SERVICES

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

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

TENURE

Advised Freehold.

COUNCIL TAX BAND: A

8 Pine Close
MERTHYR TYDFIL
CF47 9BE

Energy rating

D

Valid until

8 October 2035

Certificate number

0811-3955-0200-2365-4200





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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