



## HILLSIDE STREET, PENTRE

**£104,995** Freehold

Apex are delighted to offer for sale this traditional stone fronted, 3 bedroom property situated in a quiet side street in Pentre.

The property is ideal for 1st time buyers and briefly comprises of open plan lounge/diner, kitchen, bathroom, 3 bedrooms and front and rear gardens. No chain.

**SSTC**

- IDEAL FOR 1ST TIME BUYERS
- LOUNGE/DINING ROOM
- 3 BEDROOMS
- KITCHEN
- BATHROOM
- FRONT AND REAR GARDENS
- NO CHAIN

Apex are delighted to offer for sale this traditional stone fronted, 3 bedroom property situated in a quiet side street in Pentre and close to many amenities including primary/secondary schools, shops and travel links.

The property is ideal for 1st time buyers and briefly comprises of hallway, open plan lounge/diner, kitchen, bathroom, front and rear gardens

This mid-terrace property benefits from Upvc double glazing and gas central heating.

Council Tax Band: A (Rhondda Cynon Taff County Borough Council)

Tenure: Freehold

Garden details: Private Garden

#### **ENTRANCE HALL**

Plastered walls, plastered ceiling, laminate flooring, power points, electric consumer unit and access to lounge/diner.

#### **LOUNGE/DINING ROOM**

w: 4.05m x l: 6.98m (w: 13' 3" x l: 22' 11")

Upvc double glazed window to front, plastered walls, plastered ceiling, laminate flooring, radiator, power points, cupboard housing gas meter, access to kitchen, bathroom and stairs to 1st floor.

#### **KITCHEN**

w: 2.99m x l: 3.89m (w: 9' 10" x l: 12' 9")

Upvc double glazed window and doors to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, fitted wall and base units with integrated stainless steel sink and drainer with mixer tap, electric hob, electric oven and chimney style extractor, space for white goods, storage cupboard, radiator, power points and access to rear garden.

#### **BATHROOM**

w: 2.06m x l: 2.38m (w: 6' 9" x l: 7' 10")

Frosted Upvc double glazed window to rear, tiled walls, plastered ceiling, vinyl flooring, panel bath with over head shower and glass screen, low level wc, pedestal basin and radiator.

#### **LANDING**

Single glazed window to rear, plastered walls, plastered ceiling, fitted carpet, access to bedrooms and attic space.

#### **BEDROOM 1**

w: 2.78m x l: 3.47m (w: 9' 1" x l: 11' 5")

Upvc double glazed window to front, plastered walls and ceiling, fitted carpet, radiator and power points.

#### **BEDROOM 2**

w: 2.87m x l: 3.41m (w: 9' 5" x l: 11' 2")

Upvc double glazed window to rear, plastered walls, plastered ceiling, fitted carpet, radiator, power points and combi boiler.

#### **BEDROOM 3**

w: 2.11m x l: 2.42m (w: 6' 11" x l: 7' 11")

Upvc double glazed window to front, plastered walls, plastered ceiling, fitted carpet, radiator and power points.

#### **REAR GARDEN**

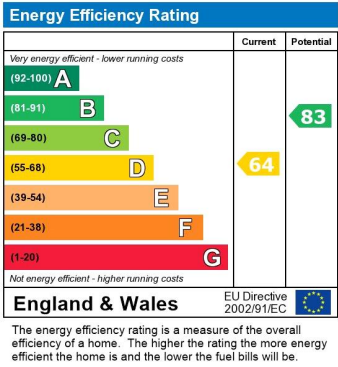
Enclosed rear garden with rear lane access.











Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.