



£95,000

EPC Rating 'D'

9 Salisbury Terrace
Brithdir
New Tredegar
NP24 6HZ

THREE BEDROOM TERRACED HOME * UPDATED ON GROUND FLOOR * KITCHEN
* BATHROOM * REQUIRES RENOVATION ON FIRST FLOOR * LARGE GARDEN
OFFERING POTENTIAL * NO CHAIN.



NOTES

Property is currently leasehold with 34 years remaining. An offer in the region of £95,000 will allow the seller to sell the property as freehold on completion.

HALL

Doors to lounge & dining room. Stairs to first floor. Radiator.

LOUNGE

12' 8" x 11' 6" (3.88m x 3.53m)

Laminate flooring. Window to rear. Radiator. Door to kitchen

DINING ROOM

12' 8" x 8' 7" (3.88m x 2.62m)

Bay window to front. Laminate flooring. Radiator.

KITCHEN

11' 2" x 8' 3" (3.42m x 2.54m)

Fitted with wall & base units. Work surfaces with inset sink & drainer. Window to rear. Door to rear garden. Under stairs cupboard. Door to wet room. Radiator.

WET ROOM

8' 3" x 4' 4" (2.54m x 1.33m)

Fitted with walking wet area, WC and wash basin. Tiled splashback's. Non slip flooring. Window to rear. Radiator.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms. Loft hatch.

BEDROOM ONE

15' 1" x 9' 10" (4.60m x 3.00m)

Double bedroom. Two windows to front. Radiator

BEDROOM TWO

10' 9" x 9' 3" (3.30m x 2.84m)

Double bedroom. Window to rear. Radiator.

BEDROOM THREE

10' 11" x 8' 3" (3.33m x 2.54m)

In need of renovation. Double bedroom. Door to ensuite.

ENSUITE

8' 3" x 5' 1" (2.54m x 1.56m)

Fitted with bath tub and wash basin. Window to rear. Radiator.

TO THE OUTSIDE

TO THE FRONT

Steps up to front door

TO THE REAR

Large tiered garden offering further potential to landscape

The property benefited from significant grant work to the ground floor, new kitchen, full replastering and a new wet room in 2015

As part of the grant the property also benefited from a full rewire, a new heating system and double glazing throughout.

In accordance with the 1993 Misrepresentation Act the agent



has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.

Ystrad Mynach Office

22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

Contact Us

www.lucasestates.net
info@lucasestates.net
01443 862862

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements