



**Dunraven Street, Tonypanyd, , CF40 1AR**

**£110,000**



- **Priced to Sell**
- **Combi Boiler**
- **Rare Opportunity**
- **No Onward Chain**
- **Development Opportunity**
- **Close To Local Amenities**
- **South-West Facing**
- **Investment Opportunity**
- **EPC Rating E**

# Description...

James Douglas is delighted to welcome this charming, spacious three bedroom detached property to the market. Set in the ever popular area of Tonypany town centre. Being sold with no onward chain. The perfect purchase for any prospective buyer who wishes to create a large family home. There is also scope to convert the building into two self contained apartments (STP). In brief terms the accommodation comprises an entrance porch, hallway, living room, sitting room, dining room, WC and another separate reception room on the ground floor. Upstairs there are two double bedrooms, a large single bedroom, kitchen and bathroom to the first floor. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed pretty much throughout (UPVC sash windows to front). On-street parking on adjacent streets. Steps lead up to a low maintenance front garden with access to the front door. Side access. South-west facing, two tier rear garden space. Patio slabs, real grass and shrubbery compliment the rear garden space. There is also a handy storage area (formerly outside WC). Fantastic views to the front. EPC E potential C. Council tax band B.

**\*\*STUNNING VIEWS TO FRONT\*\***

**\*\*NO ONWARD CHAIN\*\***

**\*\*POTENTIAL TO CONVERT PROPERTY INTO TWO SELF-CONTAINED APARTMENTS (STP)\*\***

**\*\*EXCELLENT RENOVATION/DEVELOPMENT OPPORTUNITY\*\***

Dunraven Street is located in Tonypany town centre. Tonypany town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Nantgwyn Primary School & Trealaw Primary School with the local high school being Porth Community School. There is a useful mainline railway station at Tonypany Station & Dinas Station. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Freehold

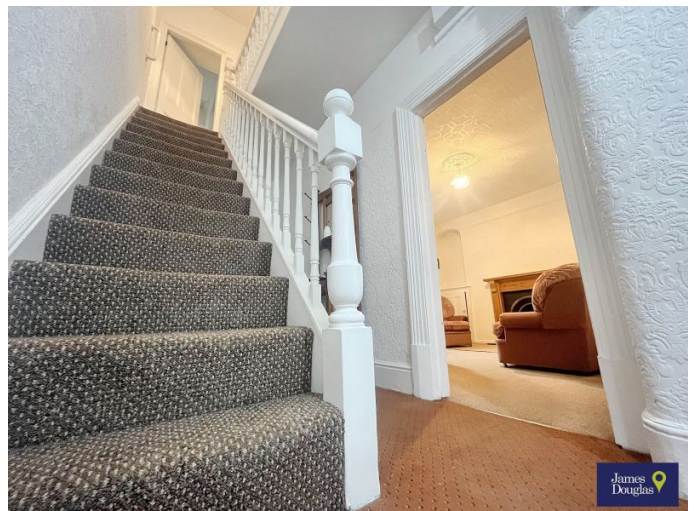
EPC: E

Council Tax Band: B

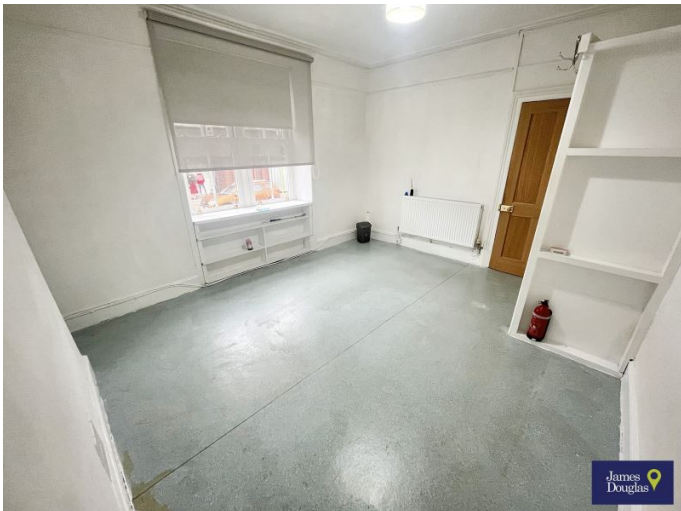
# Accommodation...

- Entrance Porch
- Hallway
- Living Room
- Sitting Room
- Dining Room
- WC
- Reception Room Four
- Landing
- Kitchen
- Bathroom
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions





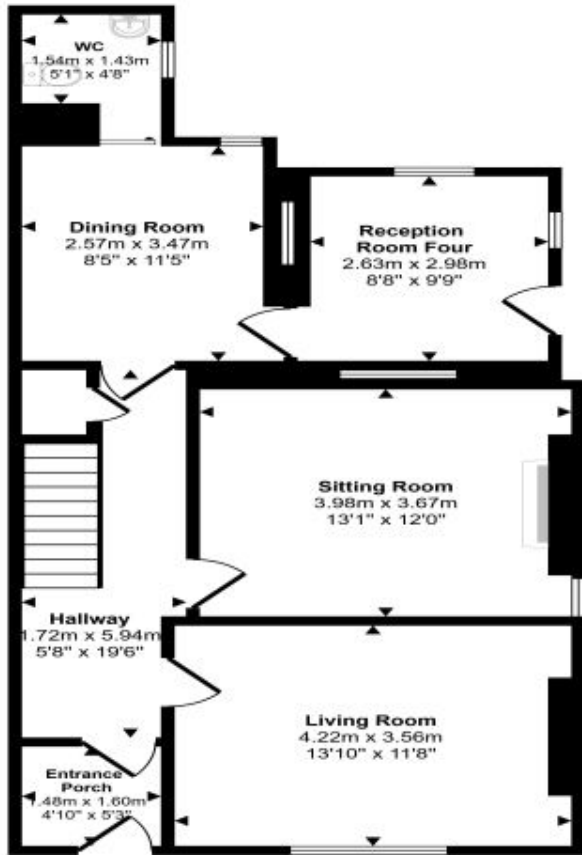




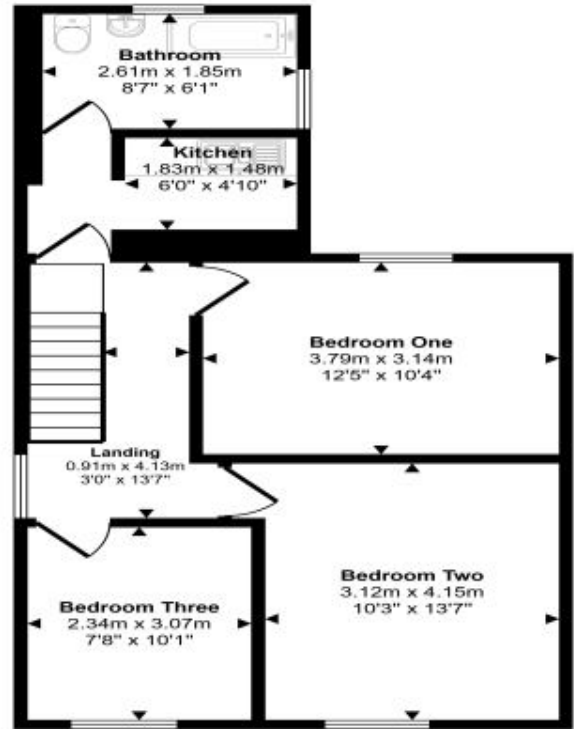


# Floorplan

Approx Gross Internal Area  
120 sq m / 1296 sq ft



Ground Floor  
Approx 68 sq m / 730 sq ft



First Floor  
Approx 53 sq m / 566 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

