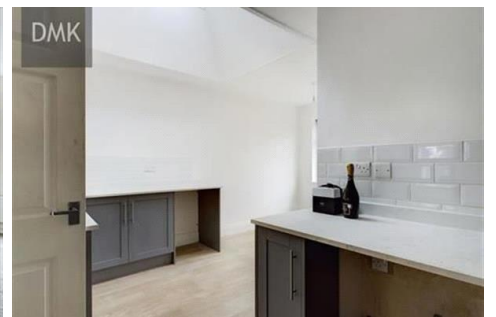


DMK

03330 150 170

maesteg@dmkestateagents.co.uk



## DUMFRIES STREET, TREHERBERT, TREORCHY

£110,000 Freehold

\*\*\* Sold with Tenant in Situ \*\*\* Virtual Tour Available \*\*\* 3 Bedrooms \*\*\* Turnkey Investment \*\*\* BMV \*\*\*

- Virtual Tour Available
- Turn-Key Investment
- Tenant in Situ
- 3 Bedrooms
- Full Gas Central Heating
- No Chain
- Garden with Rear Access
- EPC - TBC

Attention Investors! DMK are delighted to bring to market this 3 bedroom mid-terrace property for sale, with tenants in situ.

This investment opportunity would grateful benefit property investors look for a quick and easy turnkey investment with instant rental income on completion. The current occupant has shown intent to reside long-term, and has proven to be a very reliable contract-holder. The property has a valid EICR certificate (expires 31.03.2028) along with mains-powered, interlinked smoke alarms to comply with the Renting Homes (Wales) Act. We would also like to note that the current EPC indicates an E rating, however the property has been subject to energy improvements and we anticipate this rating to improve significantly once re-surveyed (currently pending appointment). We will update this listing once new EPC results are available.

Key characteristics;

- Sold With Tenants In Situ
- Turnkey Investment
- 3 Bedrooms
- Modern Decor
- RHWA Compliance
- New Kitchen
- Rear Garden
- Freehold
- No chain

Property details;

Price: £110,000

Size: 79 m2

Chain: No chain

EPC Rating: E (50, 86)

Room sizes;

Ground Floor: Hallway - (11'6" x 3'9")  
Ground Floor: Lounge - (20'10" x 11'8")  
Ground Floor: Kitchen - (14'11" x 7'7")  
Ground Floor: Bathroom - (8'5" x 6'5")  
First Floor: Landing - (8'11" x 3'1")  
First Floor: Bedroom 1 - (11'7" x 7'5")  
First Floor: Bedroom 2 - (8'8" x 8'11")  
First Floor: Bedroom 3 - (11'5" x 5'8")

The property will be available to view by appointment only. Please contact DMK to book your viewing.

Council Tax Band: A (Rhondda Cynon Taf County Council)

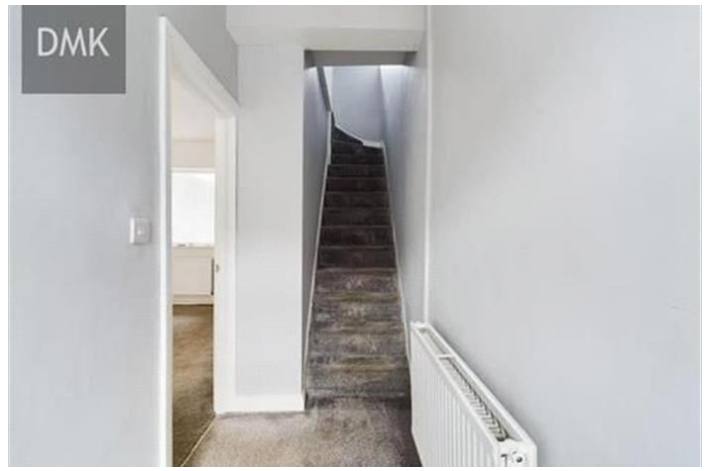
Tenure: Freehold

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Sewerage: Mains







Floor 0




Floor 1

Approximate total area<sup>(1)</sup>  
796.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CIRAFTE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.