

**26 VIVIAN STREET  
TYLORSTOWN  
FERNDALE  
CF43 3AW**

**burnett  
davies**

Chartered Surveyors

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

Tel: 029 2062 1162  
Fax: 029 2062 1141

Email: [enquiries@burnettdavies.com](mailto:enquiries@burnettdavies.com)  
[www.burnettdavies.com](http://www.burnettdavies.com)



**Particulars**

**£45,000**

**Contact: 029 2062 1162**



## LOCATION

The property is located on the west side of Vivian Street in an established residential area close to local amenities.

## DESCRIPTION

The property comprises a two storey, three bedroom mid terraced house with a small forecourt area and a rear garden.

Internally, the property is in need of some repair / modernisation and is centrally heated throughout.

The property has on street car parking to the front.

## ACCOMMODATION

### Ground Floor

Lounge	22.72 m <sup>2</sup>
Rear Dining Room	14.59 m <sup>2</sup>
Kitchen	07.69 m <sup>2</sup>
Bathroom	05.26 m <sup>2</sup>

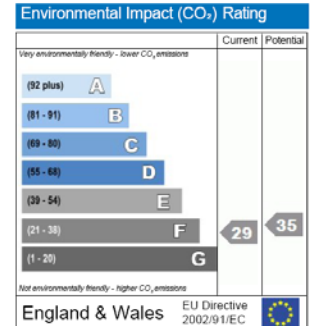
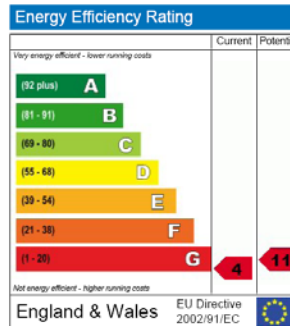
### First Floor

Bedroom 1	05.86 m <sup>2</sup>
Bedroom 2	08.95 m <sup>2</sup>
Bedroom 3	07.89 m <sup>2</sup>

## TERMS

The freehold is available to purchase at an asking price of **£45,000**.

## ENERGY PERFORMANCE CERTIFICATE



## HOME INFORMATION PACK

[http://hips.rtllegal.co.uk/hips/publicdownload.aspx?file=HIP\\_951127.01.pdf&token=9dc78548095443489f03fc043b3b22c9](http://hips.rtllegal.co.uk/hips/publicdownload.aspx?file=HIP_951127.01.pdf&token=9dc78548095443489f03fc043b3b22c9)

## VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

**Burnett Davies**  
**21 Penline Road**  
**Whitchurch**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**  
**Fax: 029 2062 1141**  
**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

Subject to contract and availability.

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