



Edwards & Co
property sales & lettings

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Clos Y Wiwer,
,
Thornhill.
CF14 9ET.

1,100 Monthly *



- Three bedroom mid-terrace house in Thornhill
- Spacious lounge/dining area
- Patio doors leading out to patio area
- Part furnished
- Two good sized double bedrooms with additional third bedroom
- Built in wardrobe to bedroom one
- Patio sitting area and tiered garden
- Quiet cul-de-sac location
- Parking to front of property



Ref: PRA53429

Viewing Instructions: Strictly By Appointment Only

General Description

AVAILABLE AUGUST Edwards and Co are delighted to offer to let this spacious and very well presented 3 bedroom home in Thornhill, close to local amenities and transport links. SUPERB OPPORTUNITY. Email us today to enquire

Accommodation



Entrance Hallway



Lounge/Dining Room



Lounge Area



Dining Area



Kitchen



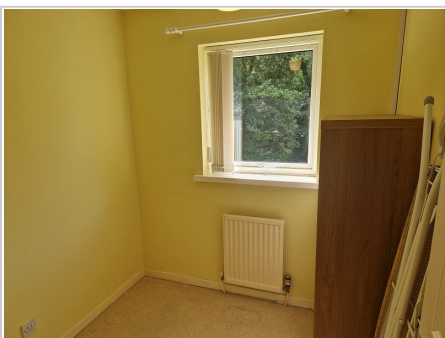
First Floor Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Rear Garden 2



Patio Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Council Tax

Band E

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.