

Barbara Rees

*Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.*

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BR3229TP/310517

**FOR SALE
YNYSWEN ROAD
TREORCHY
ASKING PRICE £79,950**



**MAIN FEATURES
FORECOURT & SINGLE
BAY FRONTED MID
TERRACE HOUSE
PORCH, HALLWAY,
LOUNGE, KITCHEN,
GROUND FLOOR
BATHROOM, THREE
BEDROOMS**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

BR3229TP

YNYSWEN ROAD, TREORCHY CF42 6EG

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this forecourt and single bay fronted mid terraced dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tiled roof to provide accommodation comprising of an entrance porch and hallway, one reception, kitchen, ground floor bathroom and three bedrooms.

Ynyswen Road is situated in Treorchy, Rhondda where all amenities are close by. Staff at our Tonypany office will be pleased to provide local directions upon request.

THE ACCOMMODATION; Front forecourt garden and upvc door giving access to the hallway, internal door to the lounge, dado rail, stairs to the first floor, textured ceiling.

LOUNGE/DINER; 22' x 11'6 Front facing walk in bay window, rear facing window, featured fireplace, dado rail, textured ceiling, access to the kitchen.

KITCHEN; 11'10 x 7'10 Fitted base and wall units finished in light beech with contrasting black worktops and ceramic tiled walls to the worktop areas, single drainer, plumbing connections for a washing machine, wall mounted Logic Combi 30 central heating boiler, gas and electric cooker points, ceramic tiled floor, under stairs storage area, textured ceiling, access to the bathroom. Side facing window and exit door.

BATHROOM; Comprises a three piece suite to include a bath with a mixer tap shower attachment, a low level wc, and pedestal wash hand basin, ceramic tiled walls and floor, textured ceiling, rear facing window.

FIRST FLOOR, STAIRS & LANDING: Staircase leading from the entrance hall to the first floor landing, spindles and balustrading to the landing area, rear facing window, access to each bedroom and the loft, textured ceiling.

BEDROOM ONE; 11'8 x 7'9 Front facing window, textured ceiling.

BEDROOM TWO; 8'6'' x 7'2 Front facing window, textured ceiling.

BEDROOM THREE; 9'10 x 9'10 Rear facing window, textured ceiling.

EXTERIOR; Enclosed rear garden with lane access.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor has verbally informed us that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. There is a system of gas fired central heating (not tested) several power points, a television/satellite point, exterior window and doors are upvc dg specification.

ASKING PRICE; £79,950

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypany office.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial advisor.

