

Barbara Rees

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

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BR3253TP/020617

FOR SALE TREALAW ROAD TREALAW ASKING PRICE £ 49,950



MAIN FEATURES

**PAVEMENT FRONTED THREE STOREY PROPERTY,
ENTRANCE HALL, TWO GROUND FLOOR RECEPTIONS,
LOWER GROUND FLOOR KITCHEN, UTILITY ROOM, BATHROOM,
THREE BEDROOMS, FREEHOLD & NO ONWARD CHAIN
POTENTIAL FOR IMPROVEMENT**

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.



The Association Of Letting
& Management Agents

Offices in Cardiff, Pontypridd & Tonypanyd
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Registered Office 144a Crwys Road Cardiff CF24 4NR

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TREALAW ROAD, TREALAW CF40 2NT

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this pavement fronted three storey residential dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance hall, two ground floor receptions, a lower ground floor kitchen, utility room, bathroom and separate wc, three first floor bedrooms.

Trealaw Road is situated in Trealaw, being a short distance from Tonypandy (Rhondda) where all amenities are immediately available.

Staff at our Tonypandy office will be pleased to provide local directions upon request.

THE ACCOMMODATION; Pavement entrance, front door giving access to the hallway, internal doors leading to the lounge and sitting room, stairs to the first floor.

LOUNGE; 12'9 x 9'4 Front facing window, wall alcoves, coved and papered ceiling.

SITTING ROOM; 13'4 x 11'4 Rear facing window, wall alcoves, staircase leading to the lower ground floor.

LOWER GROUND FLOOR;

KITCHEN; 13'2 x 12'7 Rear facing window and exit door, access to the utility room, bathroom and wc.

UTILITY ROOM; 8'10 x 6'8 Front facing window, gas cooker point.

BATHROOM; Comprising a bath, pedestal wash hand basin, ceramic tile walls to the splash back areas, airing cupboard, separate wc and wash hand basin, rear facing window.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, rear facing window, spindles and baulustrading to the landing area, access to each bedroom.

BEDROOM ONE; 11'10 x 9'4 Front facing window.

BEDROOM TWO; 9' x 7' Front facing window, access to the loft.

BEDROOM THREE; 11' x 8'10 Rear facing window, coved and textured ceiling.

EXTERIOR; Enclosed rear garden

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. The property is to be sold as seen and viewed offers potential for improvement and modernisation. No onward chain and all genuine and reasonable offers will be considered.

ASKING PRICE; £ 49,950

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

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

EPC Awaited