

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
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BR1879 TP/1216

## FOR SALE 7 GLAMORGAN TERRACE LLWYNYPIA ASKING PRICE £ 52,500



### MAIN FEATURES

**DOUBLE FRONTED MID TERRACE COTTAGE STYLE HOUSE  
LOUNGE DINING ROOM KITCHEN THREE BEDROOMS BATHROOM  
LARGE GARDEN GCH & DG FREEHOLD ALL MAINS SERVICES  
NO ONWARD CHAIN IDEAL FOR A FIRST TIME BUYER  
OR FOR INVESTMENT & RENT OUT**

#### 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 & 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.*

**BR1879TP**

**GLAMORGAN TERRACE, LLWYNYPPIA CF40 2HW**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer this double fronted mid terrace cottage style dwelling of traditional construction with solid masonry elevations finished in spa dash cement render beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance porch, two reception rooms, a kitchen, three bedrooms, and a ground floor bathroom.

Glamorgan Terrace is situated in Llwynypia, Rhondda where all amenities are close by and staff at our Tonypandy office will be pleased to provide more detailed local directions upon request.

**THE ACCOMMODATION;** Pavement entrance uvpc door giving access to the porch, internal door to the lounge and sitting room.

**LOUNGE;** 14'1 x 12'1 Front facing window, laminate flooring, textured ceiling.

**DINING ROOM;** 14' x 8'3 Front facing window, laminate flooring, access to the kitchen, staircase leading to the first floor.

**KITCHEN;** 12'5 x 9' Fitted kitchen to include a range of base and wall cupboards finished in white with contrasting black worktops, built in appliances to include built under oven, gas hob, single drainer, plumbing connections for a washing machine, wall mounted combination gas central heating boiler, ceramic tiled floor, rear facing window and exit door, access to the bathroom.

**FIRST FLOOR;** Staircase leading from the dining room to first floor landing, front facing window, ranch style handrail to the landing area, access to each bedroom and the loft.

**BEDROOM ONE;** 13'9 x 8'4 Front and rear facing windows, plaster skimmed ceiling.

**BEDROOM TWO;** 14'x 9' Rear facing window, textured ceiling.

**BEDROOM THREE;** 7'x 5'7 Rear facing window, built in cupboard, textured ceiling.

**BATHROOM;** Comprising a three piece suite to include a bath, wash hand basin, ceramic tiled walls to the splash back areas, rear facing window, ceramic tile floor, plaster skimmed ceiling.

**EXTERIOR;** Car parking space located directly opposite the front of the house, large 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. There is a system of gas fired central heating (not tested), several power points, tv and telephone points and the windows are double glazed. There is no onward chain and all genuine and reasonable offers will be considered.

**ASKING PRICE;** £52,500

**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.

Energy Performance Rating  
Current 63  
Potential 70