

# Barbara Rees

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

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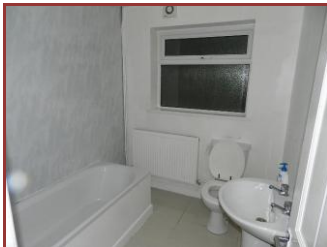
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BR1880TP/0117

## FOR SALE PONTRHONDDA ROAD LLWYNYPPIA ASKING PRICE £ 77,950



### MAIN FEATURES

**MODERN MID TERRACE HOUSE FOR SALE WITH NO CHAIN  
ENTRANCE HALL LOUNGE / DINER KITCHEN  
THREE BEDROOMS GROUND FLOOR BATHROOM  
ENCLOSED GARDEN GCH & DG FREEHOLD  
SUITABLE FOR OWNER OCCUPANCY OR INVESTMENT**

#### 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.

**BR1880TP**

**PONTRHONDDA ROAD, LLWYNYPPIA CF40 2SZ**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer this pavement fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance porch and hallway, a lounge / dining room, fitted kitchen, three bedrooms and a ground floor bathroom.

Pontrhondda Road is situated in Llwynypia, Rhondda being close to the local school and all other amenities are nearby.

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

**THE ACCOMMODATION;** Pavement entrance and uvpc door giving access to the porch and hallway, stairs to the first floor, textured ceiling, access to the lounge.

**LOUNGE/DINER;** 22' X 11'6 Front facing window, under stairs storage cupboard, laminate flooring, textured ceiling, access to the kitchen.

**KITCHEN;** 14'5 x 6'8 Fitted kitchen to include a range of base and wall cupboards finished in light beach with contrasting black worktops and ceramic tiled walls to the worktop areas, single drainer, plumbing connection for washing machine, gas cooker point, access to the bathroom, rear facing window and exit door leading out to the garden.

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, rear facing window, spindle and balustrading to the landing area, access to each bedroom and loft.

**BEDROOM ONE;** 13' x 8'2 Front facing window, textured ceiling.

**BEDROOM TWO;** 10'2 x 7'2 Front facing window, textured ceiling.

**BEDROOM THREE;** 9'8 x 8'8 Rear facing window, airing cupboard housing combination gas central heating boiler, plaster skimmed ceiling.

**BATHROOM;** Comprising a three piece suite to include a bath, wc, wash hand basin, ceramic tiled floor, plaster skimmed ceiling, rear facing window.

**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. There is a system gas fired central heating (not tested), several power points, telephone and tv points, exterior window and doors are to double glazed specification. The property is available with full and immediate vacant possession and no onward chain.

**ENERGY CERTIFICATE RATING;** Current 59 – Potential 84 (full EPC available to inspect on line or at our office)

**ASKING PRICE;** £ 77,950

**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.