

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3287TP/091017

FOR SALE LEWIS STREET PENTRE RHONDDA ASKING PRICE £82,500



MAIN FEATURES

**IMPROVED & MODERNISED MID TERRACE HOUSE
ENTRANCE HALL LOUNGE & DINING ROOM FITTED KITCHEN
THREE BEDROOMS BATHROOM CONSERVATORY / UTILITY
ENCLOSED GARDEN GCH & DG FREEHOLD NO ONWARD CHAIN
INTERNAL VIEWING RECOMMENDED**

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.

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Offices in Cardiff, Pontypridd & Tonypany
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LEWIS STREET, PENTRE, RHONDDA CF41 7JB

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this improved and modernised 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 hall, two reception, a kitchen, utility room, three bedrooms and ground floor bathroom.

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

THE ACCOMMODATION; Pavement entrance and upvc door giving access to the hallway, polished laminate flooring, plaster skimmed ceiling, half glazed door and feature glass brick light glazing to the lounge and dining room.

LOUNGE; 11'7 x 9' Front facing window, wall alcoves and cupboards, plaster skimmed ceiling, laminate flooring.

DINING ROOM; 12'8 x 12'3 Rear facing window, double doors leading to the lounge, open plan access and staircase leading to the first floor, polished laminate flooring, plaster skimmed ceiling, access to the kitchen.

KITCHEN; 10'6 x 9' Fitted kitchen to include a range of base and wall units finished in high gloss pearl white with contrasting worktops and ceramic tiled walls to the worktop areas, single drainer, built in oven, gas hob and chimney style extractor fan cooker hood, side facing window and doorway leading to the conservatory, access to the bathroom, vinyl flooring.

CONSERVATORY/UTILITY AREA; 12'6 x 5'1 Rear facing window and exit door, single drainer, plumbing connections for a washing machine, vinyl flooring.

BATHROOM; Comprising a three piece suite to include a vanity unit wash hand basin, a close coupled wc and walk in shower with glazed panel shower screen, mixer tap shower, ceramic tiled walls, vinyl flooring, rear facing window, plaster skimmed ceiling.

FIRST FLOOR; Staircase leading from the dining room to the first floor landing, access to each bedroom and loft, chrome spindles with a wood grain balustrade handrail, plaster skimmed ceiling.

BEDROOM ONE; 11'10 x 8'10 Front facing window, coved and plaster skimmed ceiling.

BEDROOM TWO; 9' x 6'10 Front facing window, polished bamboo flooring, coved and plaster skimmed ceiling.

BEDROOM THREE; 10'5 x 9'9 Rear facing window, cupboard housing combination gas central heating boiler, coved and plaster skimmed 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. There is a system of gas fired central heating (not tested) several power points, telephone and TV points. The exterior windows and doors are of upvc double glazed specification. Property is available with full and immediate vacant possession and no onward chain.

ASKING PRICE; £ 82,500

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.

