

# Barbara Rees

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

103 Dunraven Street  
Tonypandy Rhondda  
CF40 1AR

Tel: 01443 442444

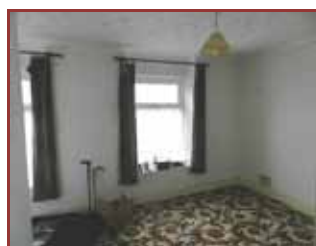
Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR3286TP/021017

## FOR SALE RICHARDS TERRACE TONYPANDY ASKING PRICE £ 54,950



**MAIN FEATURES**  
**MID TERRACE HOUSE ENTRANCE PORCH LOUNGE**  
**DINING ROOM KITCHEN TWO BEDROOMS**  
**FIRST FLOOR BATHROOM GCH & DG FREEHOLD**  
**NO CHAIN & OFFERS INVITED**

### 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 & Tonypandy  
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Registered Office 144a Crwys Road Cardiff CF24 4NR

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**RICHARDS TERRACE, TONYPANDY CF40 2LD**

**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, two receptions, a kitchen two bedrooms and a first floor bathroom.

Richards Terrace is situated at Tonypandy Square where all amenities are close by and staff at our Tonypandy office will be pleased to provide local directions upon request

**THE ACCOMMODATION;** Pavement entrance and leaded light UPVC door giving access to the porch, stairs to the first floor, internal door to the lounge.

**LOUNGE;** 10'8''x 9' Front facing window, feature fireplace, wall alcoves and cupboards, coved and textured ceiling, access to the dining room.

**DINING ROOM;** 13'8'' x 10'8'' Rear facing window, feature fireplace, under stairs storage cupboard, coved and textured ceiling, access to the kitchen.

**KITCHEN;** 11' x 6'10'' Rear facing window, side facing exit door, Fitted base cupboards finished in pearl white with contrasting black worktops, single drainer, gas cooker point, plumbing connections for a washing machine, coved and textured ceiling.

**FIRST FLOOR;** Staircase leading from the porch to the first floor landing, access to both bedrooms and the bathroom plus the loft.

**BEDROOM ONE;** 11' x 9'9'' Two front facing windows, recessed wardrobe area, coved and textured ceiling.

**BEDROOM TWO;** 9'10'' x 8' Rear facing window, airing cupboard housing a combination gas central heating boiler, coved and textured ceiling.

**BATHROOM;** Comprises a shower with an electric shower unit, wc and pedestal wash hand basin, ceramic tiled walls to the splash back areas, rear facing window, coved and textured ceiling.

**EXTERIOR;** Enclosed rear garden with a garden/storage shed.

**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. Gas central heating ( not tested), several power points, tv and telephone point. The exterior windows are of double glazed specification. The property is available with immediate vacant possession and no onward chain and all genuine and reasonable offers will be considered.

**ASKING PRICE;** £54,950

**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.

