

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3303TP/151117

FOR SALE PARK TERRACE CWMPARC TREORCHY ASKING PRICE £ 92,500



MAIN FEATURES
END TERRACE HOUSE ENTRANCE HALL
LOUNGE DINING ROOM KITCHEN BATHROOM
THREE / FOUR BEDROOMS
ENCLOSED GARDEN & GARAGE
GCH & DG
FREEHOLD NO ONWARD CHAIN



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.



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



BR3303TP

PARK TERRACE CWMPARC TREORCHY RHONDDA CF42 6LP

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this pavement fronted end of 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, two reception rooms, a kitchen and ground floor bathroom plus three / four bedrooms.

Park terrace is located just off Parc road and all amenities are nearby.

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 porch, inner door to the hallway, access to both receptions, staircase to the first floor, coved and papered ceiling.

RECEPTION ONE - LOUNGE; 12'6'' x 9' Front facing window, coved and papered ceiling.

RECEPTION TWO – DINING ROOM; 12'8'' x 12'2'' Rear facing window, tiled floor, coved and papered ceiling, access to the kitchen.

KITCHEN; 10'6'' x 9'10'' Side facing window, fitted base and wall units finished in light oak with contrasting worktops and tiled walls to the worktop areas, single drainer, built in oven and electric hob, plumbing connections for a washing machine, under stairs storage area, coved and papered ceiling, tiled floor access to the rear lobby.

REAR LOBBY; Rear exit door leading out to the garden and access to the bathroom.

BATHROOM; Comprising a three piece suite to include a bath with a mixer tap shower, pedestal hand basin and wc., tiled walls and floor, rear facing window, plaster skimmed ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, spindles and balustrading to the landing area, access to the bedrooms and the loft, coved and papered ceiling.

BEDROOM ONE; 10'4'' x 10' Side facing window, plaster skimmed ceiling.

BEDROOM TWO; 10'6'' x 10'4'' Rear facing window, laminate flooring, coved and papered ceiling.

BEDROOM THREE; 11'7'' x 6'7'' Front facing window, coved and papered ceiling, access to bedroom four.

BEDROOM FOUR; 11'7'' x 9'8'' Front facing window, coved and papered ceiling.

EXTERIOR; Enclosed rear garden, outhouse / storage shed and wc., single garage with lane access.

EPC RATING; Current E47 Potential C77. The full EPC is available for inspection on line or at our office.

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 advised 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), double glazing, several power points, tv and telephone points. The property is nicely presented and internal viewing is recommended.

ASKING PRICE; £92,500

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.

