

# Barbara Rees

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

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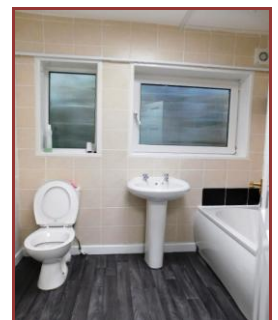
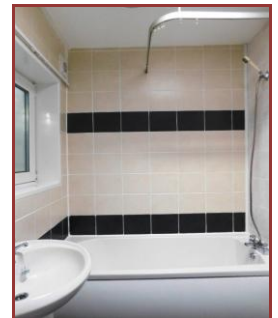
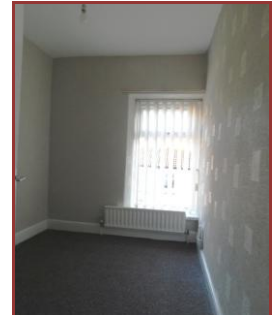
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BR3307TP/181217

## FOR SALE SCHOOL STREET, WATTSTOWN ASKING PRICE £ 69,950



**MAIN FEATURES**  
**MID TERRACE HOUSE**  
**FRONT FORECOURT GARDEN**  
**ENTRANCE HALL ONE RECEPTION**  
**KITCHEN & THREE BEDROOMS**  
**GROUND FLOOR BATHROOM**  
**TERRACED PATIO GARDEN**  
**G.C.H. UPVCd,**  
**NO ONWARD CHAIN.**

### Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are to be considered 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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**SCHOOL STREET, WATTSTOWN CF39 0PG**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this forecourt fronted mid terrace dwelling of traditional construction with alpine and spa dashed / cement rendered elevations, overlain with a slate (main) roof and fibreglass flat roof to the kitchen / bathroom extension.

The accommodation comprises of an entrance hall, a lounge / diner, fitted kitchen, a ground floor bathroom and three first floor bedrooms.

School Street is situated at Wattstown, Rhondda, where all amenities are close by and staff at our Tonypany office will be pleased to provide local directions upon request.

**THE ACCOMMODATION;** Front forecourt and wood grain UPVC door giving access to the hallway, under stairs storage cupboard, coved and papered ceiling, glazed panel door leading to the lounge / diner.

**LOUNGE - DINER;** 22' x 10'7'' Front and rear facing windows, feature alcove archways, fireplace and hearth with a fitted gas fire, coved and papered ceiling, glazed panel door and staircase leading to the first floor, access to the kitchen.

**KITCHEN;** 9'7'' x 9'7'' Side facing window, fitted base and wall cupboards finished in high gloss pearl white with contrasting worktops, ceramic tiled walls to the worktop areas and a single drainer, pelmet and cornice coving, electric cooker point, skylight roof window, side facing exit door, access to the bathroom.

**BATHROOM;** Comprising a three piece suite finished in pearl white, to include a bath with a mixer tap shower attachment, a pedestal wash hand basin, low level wc., ceramic tiled walls, skylight roof window, two rear facing windows.

**FIRST FLOOR;** Staircase leading from the lounge to the first floor landing, access to each bedroom and the loft.

**BEDROOM ONE;** 11' x 9' Rear facing window, wall mounted combination gch boiler (not tested), papered ceiling.

**BEDROOM TWO;** 11'7'' x 7'3'' Front facing window, storage cupboard, papered ceiling.

**BEDROOM THREE;** 8'2'' x 6'9'' Front facing window, papered ceiling.

**EXTERIOR;** Enclosed terraced patio 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 verbally advises 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, a telephone and television and satellite point, and the exterior windows and doors are of double glazed specification. The property is available inclusive of the white goods (washing machine, electric cooker and fridge freezer) plus full and immediate vacant possession with no onward chain.

**ASKING PRICE;** £ 69,950

**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.

