

# Barbara Rees

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

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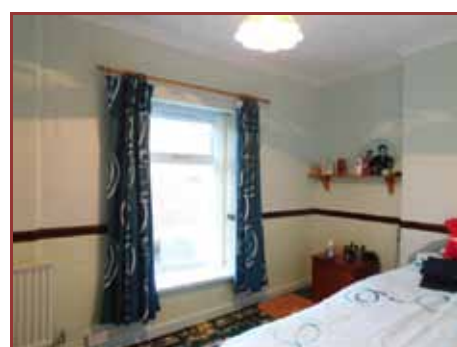
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BR3371TP/010518

## FOR SALE GWERNLLWYN TERRACE TYLORSTOWN ASKING PRICE £ 69,950



**MAIN FEATURES**  
**NICELY PRESENTED**  
**END OF TERRACE HOUSE**  
**LOUNGE / DINER**  
**FITTED KITCHEN**  
**THREE BEDROOMS**  
**FIRST FLOOR BATHROOM**  
**ENCLOSED GARDEN**  
**GCH & DG**  
**FREEHOLD ALL MAINS SERVICES**

### *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.*

**JPRJA**

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

**JPRJA**

**BR3371TP**

**GWERNLLWYN TERRACE, TYLORSTOWN CF43 4TP**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this forecourt fronted end of terrace dwelling of traditional construction with solid masonry elevations finished in Canterbury spa-dashed cement render overlain with a synthetic slate roof to provide accommodation comprising of, one reception, a kitchen, three bedrooms and a first floor bathroom.

Gwernllwyn Terrace is a popular side street situated uphill of the main road in Tylorstown, 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 front forecourt, footpath and side access leading to the rear courtyard. Front UVPC door giving access to the lounge.

**LOUNGE / DINER;** 28' x 12'10 Front facing window, fitted gas fire and central heating back boiler, dado rail, plaster skimmed ceiling, access to the kitchen.

**KITCHEN;** 13'2 x 6' Rear facing window and exit door, fitted base and wall cupboards, gas cooker point, single drainer, ceramic tiled walls to the worktop areas, plaster skimmed ceiling.

**FIRST FLOOR;** Staircase leading from the lounge to the first floor landing, dado rail, textured ceiling, access to each bedroom and the bathroom

**BEDROOM ONE;** 10'4 x 7'2 Front facing window, dado rail, coved and textured ceiling, built in wardrobe.

**BEDROOM TWO;** 13'3 x 6' Rear facing window, textured ceiling.

**BEDROOM THREE;** 7'2 x 7' Textured ceiling, skylight roof window.

**BATHROOM;** Comprising a three piece suite finished in pearl white to include a bath, a pedestal wash hand basin, closed coupled wc, ceramic tiled walls to the splash back areas, airing cupboard, skylight roof window.

**EXTERIOR;** Enclosed rear courtyard with side access and steps to the rear garden. Well maintained upper level rear garden laid to lawn.

**EPC RATING;** Awaiting

**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 gas fired central heating system (not tested), several power points, telephone and television points, the windows and doors are of upvc specification and the property is nicely presented, internal viewing recommended.

**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.

