

Barbara Rees

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

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BR3398TP/090518

FOR SALE GELLI CROSSING, YSTRAD RHONDDA ASKING PRICE £74,950



MAIN FEATURES

**MID TERRACE HOUSE ENTRANCE PORCH & HALLWAY
LOUNGE DINER FITTED KITCHEN GROUND FLOOR BATHROOM
THREE BEDROOMS ENCLOSED REAR GARDEN GCH & DG
FREEHOLD ALL MAINS SERVICES 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 & 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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JA**

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

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GELLI CROSSING YSTRAD RHONDDA CF41 7UD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this pavement fronted, mid dwelling of traditional construction with solid masonry elevations, beneath an interlocking pitched tile roof, to provide accommodation comprising of an entrance porch and hallway, one reception, a kitchen, three bedrooms and a ground floor bathroom.

Gelli Crossing is situated in Ystrad Rhondda 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 upvc door giving access to the porch, half glazed door leading to the entrance hall, stairs to the first floor, access to the lounge.

LOUNGE DINER; 22' x 11' 9" Front and rear facing windows, feature fireplace, under stairs storage cupboard, coved and textured ceiling, access to the kitchen.

KITCHEN; 18'8" x 9'9" Rear facing window and exit door, fitted base and wall cupboards finished in cream with light oak trim and ceramic tiled walls to the worktop areas, single drainer, plumbing connections for a washing machine, electric cooker point, sky light roof window, textured ceiling, access to the bathroom.

BATHROOM; Comprising a four piece suite finished in pearl white to include a bath, pedestal wash hand basin, separate shower and a low level wc, ceramic tiled walls to the splash back areas, tiled floor, rear facing window, textured ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, rear facing window, spindles and balustrading to the landing area, access to each bedroom.

BEDROOM ONE; 12' 3" x 7' 7" Front facing window, papered ceiling.

BEDROOM TWO; 9' 3"x 7'1" Front facing window access to the loft.

BEDROOM THREE; 9' 4" x 9' 4" Rear facing window.

EXTERIOR; Enclosed rear garden with lane access.

EPC RATING; Current C = 70 Potential B = 86 Full epc available for inspection at our office or via the on line EPC register.

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, tv and telephone points and the exterior doors and windows are of upvc double glazed specification. The property is available with immediate vacant possession and no onward chain.

ASKING PRICE; £74,950

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.

