

Barbara Rees

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

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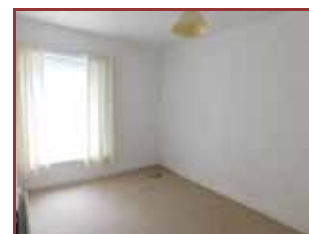
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BR3401TP/140518

RECENTLY REDUCED

FOR SALE MILES STREET MAERDY ASKING PRICE £ 49,950



MAIN FEATURES

**PAVEMENT FRONTED MID TERRACED HOUSE
IDEAL FIRST TIME PURCHASE OR FOR INVESTMENT
ENTRANCE PORCH LOUNGE DINER KITCHEN THREE BEDROOMS
GROUND FLOOR BATHROOM ENCLOSED REAR GARDEN
GCH & DG NO ONWARD 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.

**JPR
JA**

Offices in Cardiff, Pontypridd & Tonypanyd
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MILES STREET, MAERDY RHONDDA CF43 4DU

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this pavement fronted mid terrace dwelling of traditional construction with natural stone elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch, a lounge, kitchen-diner, ground floor bathroom and three bedrooms.

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

THE ACCOMMODATION; Pavement entrance and upvc door with a leaded light window giving access to the porch, internal door leading to the lounge.

LOUNGE; 21' X 14'4 Front and rear facing windows, feature fireplace, stairs to first floor, plaster skimmed ceiling, access to the kitchen.

KITCHEN / DINER; 13'6 x 7'6 & 5'3 x 5'4 L shaped kitchen, fitted base units finished in white with wood block worktops and a single drainer, plumbing connections for a washing machine, electric cooker point, rear facing window and exit door, access to the bathroom, plaster skimmed ceiling.

BATHROOM; Comprising a walk in shower, a wc and wash hand basin, rear facing window.

FIRST FLOOR; Stairs leading from the lounge to the first floor landing, ranch style handrails to the staircase, rear facing window, access to each bedroom and the loft.

BEDROOM ONE; 12'7 x 8'2 Front facing window.

BEDROOM TWO; 9'3 x 6'5 Front facing window.

BEDROOM THREE; 9'5 x 8'4 Rear facing window, combination gch boiler.

EXTERIOR; Enclosed rear garden with a partly built garage shell and lane access.

RPC RATING; Current D = 67 Potential B = 87 Full epc available to view online or at our Tonypany 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 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, tv and telephone points and the windows are double glazed. The seller has no onward purchase or related transaction and all genuine and reasonable offers will be considered.

ASKING PRICE; £ 49,950

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.

