

Barbara Rees

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

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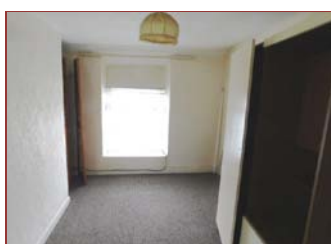
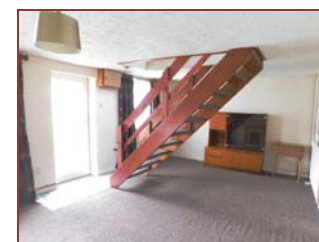
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BR3402TP/140518

FOR SALE HIGH STREET, GILFACH GOCH ASKING PRICE £69,950 **NEW PRICE**



MAIN FEATURES

**MID TERRACE HOUSE WITH A FRONT GARDEN & CONSERVATORY
LOUNGE / DINER KITCHEN GROUND FLOOR BATHROOM
TWO BEDROOMS ENCLOSED REAR COURTYARD
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 & 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.

BR3402TP

HIGH STREET, GILFACH GOCH CF39 8SR

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this garden and conservatory fronted, mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof, to provide accommodation comprising of a conservatory, entrance porch, lounge/diner, kitchen, two bedrooms and a ground floor bathroom.

High street is situated in Gilfach Goch where all amenities are close by, see map inlay below for local directions.

THE ACCOMMODATION; Front garden leading to the conservatory, internal door with access to the lounge.

LOUNGE/DINER; 19' 10" x 12' 6" Two front facing windows, feature fireplace, staircase with ranch style hand rails leading to the first floor, textured ceiling, access to the kitchen.

KITCHEN; 11' x 9' fitted kitchen to include a range of base and wall cupboards, finished in white wood grain with matching worktops, ceramic tiled walls to the worktop areas, single drainer, plumbing connection for a washing machine, breakfast bar, gas cooker point, vinyl flooring, textured ceiling, rear facing window, access to the rear lobby with access to the bathroom and boiler cupboard, rear facing exit door.

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

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, access to both bedrooms, rear facing window, textured ceiling.

BEDROOM ONE; 12' 10" x 10' 6" Front facing window, textured ceiling.

BEDROOM TWO; 12' 11" x 7' 4" Front facing window, access to the loft, papered ceiling.

EXTERIOR; Enclosed rear garden with pedestrian access from Glamorgan Terrace.

EPC RATING; Current E = 54 Potential B = 84. 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 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 a gas fired central heating (not tested) several power points, telephone and tv points and the exterior windows and doors are of upvc double glazed specification. The property is available with immediate vacant possession and no onward chain.

ASKING PRICE; £69.950

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypanydy office.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial advisor.

