

Barbara Rees

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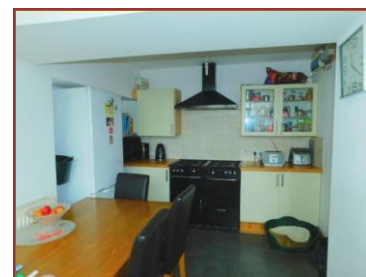
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BR3154PP/080618

FOR SALE VIA ONLINE AUCTION MERTHYR ROAD PONTYPRIDD STARTING BID PRICE £ 105,000



MAIN FEATURES

**FOR SALE VIA ONLINE AUCTION - STARTING BID
£105,000 - TERMS & CONDITIONS APPLY
CONTACT BARBARA REES PONTYPRIDD
TO PLACE A BID / MAKE AN OFFER**

**END OF TERRACE HOUSE
FORE COURT & GARDEN FRONTED
ENTRANCE HALL LOUNGE DINER KITCHEN
GROUND FLOOR BATHROOM
THREE BEDROOMS FIRST FLOOR CLOAKROOM
ENCLOSED REAR GARDEN
FREEHOLD ALL MAINS SERVICES GCH & DG
NICELY PRESENTED**

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.

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MERTHYR ROAD PONTYPRIDD CF37 4DH

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale via online auction, this forecourt garden and single bay fronted end of terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance hall, a lounge / diner, fitted kitchen, ground floor bathroom, three bedrooms and a first floor cloakroom.

Merthyr road is located between Pontypridd and Cilfynydd just off the A470 and a short distance away to the North West of Pontypridd town centre.

All amenities are nearby and staff at our Pontypridd office will be pleased to provide detailed local directions upon request.

THE ACCOMMODATION; Front forecourt garden, canopy porch entrance, upvc door and hallway, coved and plaster skimmed ceiling, stairs to the first floor, access to the lounge.

LOUNGE / DINER; 22' x 11'6" front facing walk in bay window, feature fireplace, wall alcoves, under stairs cupboard / storage area, coved and plaster skimmed ceiling, laminate flooring, glazed panel door leading to the kitchen.

KITCHEN; 15'8" x 9'2" fitted kitchen with base and wall units finished in country cream and contrasting woodblock worktops, clear glass display cupboard, single drainer, gas and electric cooking points, chimney style extractor fan cooker hood, wall mounted combination gch boiler, side facing window, plaster skimmed ceiling, tiled floor rear facing exit door.

BATHROOM; Comprising a pearl white three piece suite to include a bath with mixer tap shower, a pedestal wash hand basin and close coupled wc, tiled walls and floor, plaster skimmed ceiling, side facing window.

FIRST FLOOR; Stairs leading from the hall to the first floor landing, spindles and balustrade to the landing area, access to each bedroom and the cloakroom,

BEDROOM ONE; 15'4" x 12'4" two front facing windows, plaster skimmed ceiling and access to the loft.

BEDROOM TWO; 9'4" x 8'8" front facing window, laminate flooring plaster skimmed ceiling.

BEDROOM THREE; 9' x 7'4" rear facing window, laminate flooring, plaster skimmed ceiling.

EXTERIOR; Enclosed lower level yard and upper level patio garden with lane access.

EPC RATING; Current E = 47, Potential D = 61. Full EPC available to view online or at Barbara Rees Pontypridd.

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, ample power points, gas central heating and double glazing, although this should be confirmed by the acting solicitors.

STARTING BID PRICE; £ 105,000 please contact us to place your bid / offer before the Closing Date of Monday 03rd December 2018.

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

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

