

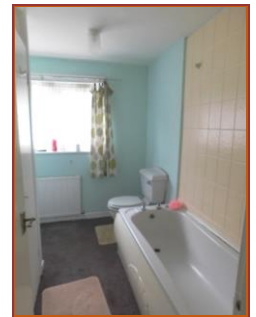
Barbara Rees

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BR3429PP/100918

FOR SALE HEOL Y MYNYDD CHURCH VILLAGE ASKING PRICE £ 139,950



MAIN FEATURES

SEMI DETACHED HOUSE IN A QUIET CUL DE SAC CLOSE TO ALL AMENITIES
ENTRANCE PORCH LOUNGE DINING ROOM KITCHEN THREE BEDROOMS
BATHROOM LARGE GARDEN FREEHOLD ALL MAINS SERVICES
GCH & DG NO 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.



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



BR3429PP

HEOL Y MYNYDD CHURCH VILLAGE CF38 1RS

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this semi detached dwelling of traditional construction with brick clad and dashed cement render elevations, beneath a tiled roof to provide accommodation comprising of an entrance porch, a lounge and dining room, fitted kitchen, three bedrooms and a first floor bathroom.

Heol Y Mynydd is a quiet cul de sac located just off the Main Road in Church Village (A473) and all amenities are within walking distance.

See map inlay below for local directions.

THE ACCOMMODATION; Front upvc door, garden and side footpath giving access to the entrance porch, internal door to the kitchen, stairs to the first floor.

KITCHEN; 15' 4 x 8' Longest and widest points, side and rear facing window, rear facing exit door, fitted base and wall cupboards, built in oven, gas hob and extractor fan cooker hood, single drainer, plumbing connections for a washing machine, laminate flooring, plaster skimmed ceiling, under stairs storage cupboard, access to the dining room.

DINING ROOM; 10'1 x 10'1 Rear facing window, laminate flooring, coved and plaster skimmed ceiling, wall alcoves, access to the lounge.

LOUNGE; 11'8 x 9'10 Front facing window, wall alcoves, dado rail, papered ceiling, laminate flooring.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, access to each bedroom, the bathroom and loft, airing cupboard housing a combination boiler (not tested), papered ceiling.

BEDROOM ONE; 12'1 x 10'2 Front facing window, papered ceiling.

BEDROOM TWO; 10'2 x 9'2 Rear facing window, plaster skimmed ceiling.

BEDROOM THREE; 10'9 x 5'8 Rear facing window, papered ceiling.

BATHROOM; Comprising a three piece suite to include a bath with an electric shower above, a low level wc, wash hand basin, built in cupboard, front facing window, tiled walls to the splash back areas, plaster skimmed ceiling.

EXTERIOR; Large enclosed rear garden.

ENERGY RATING; Current C=69 Potential C=76, full epc available to view at our office or on line.

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 / doors are of upvcdg specification. The property is available with immediate vacant possession and no onward chain.

ASKING PRICE; £ 139,950

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 adviser.

