

# Barbara Rees

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

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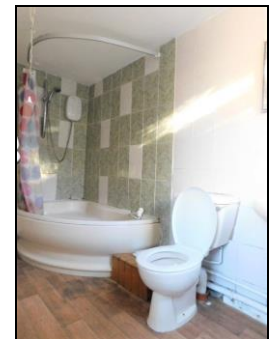
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BR3430PP/050918

## FOR SALE JENKINS STREET, HOPKINSTOWN ASKING PRICE £ 77,500



### MAIN FEATURES

**MID TERRACE HOUSE IN A POPULAR LOCATION  
CLOSE TO PONTYPRIDD TOWN CENTRE**

**ENTRANCE PORCH LOUNGE DINER KITCHEN  
THREE BEDROOMS GROUND FLOOR BATHROOM  
REAR COURTYARD**

**FREEHOLD ALL MAINS SERVICES**

**DG & GCH NO CHAIN**

**WILL SUIT A FIRST TIME BUYER OR BUY TO LET  
ALL GENUINE OFFERS CONSIDERED**

### 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



**BR3430PP**

**JENKINS STREET, HOPKINSTOWN, PONTYPRIDD CF37 2PU**

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

Jenkins street is a popular location just outside of Pontypridd town centre in Hopkinstown (A4058) and all amenities are nearby.

See map inlay below for local directions.

**THE ACCOMMODATION;** Pavement entrance and front door giving access to the entrance hall, internal door to the lounge, stairs to the first floor.

**LOUNGE-DINER;** 17'9" x 10'10" Front facing window, feature fireplace, wall alcoves, laminate flooring, coved and plaster skimmed ceiling, open plan archway to the kitchen.

**KITCHEN;** 12'2" x 11' ( at longest and widest points ) Rear facing window, fitted kitchen to include a range of base and wall units finished in beech with contrasting black worktops and tiled walls to the worktop areas, built in oven, gas hob and chimney style extractor fan cooker hood, plaster skimmed ceiling, ceramic tiled floor, single drainer, under stairs storage cupboard, rear lobby with access to the bathroom and exit door leading out to the garden.

**BATHROOM;** Comprising a three piece suite to include a corner bath with an electric shower above, a low level wc and pedestal wash hand basin, tiled walls to the splash back areas, plaster skimmed 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 and the loft.

**BEDROOM ONE;** 13'9" x 8'4" Front facing window, plaster skimmed ceiling.

**BEDROOM TWO;** 11' x 6'9" Front facing window, plaster skimmed ceiling.

**BEDROOM THREE;** 10' x 7'7" Rear facing window, plaster skimmed ceiling.

**EXTERIOR;** Enclosed rear courtyard and pedestrian lane access.

**ENERGY RATING;** Current D = 60, Potential C = 71 (full epc available online or via our Pontypridd 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 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. The windows are double glazed, there are power points throughout, a system of gas fired central heating (not tested), tv and telephone points. The property is available with immediate vacant possession and no onward chain.

**ASKING PRICE;** £ 77,500.

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

