

Barbara Rees

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

12 Mill Street

Pontypridd

CF37 2SN

Tel: 01443 405222

Fax: 01443 408100

www.barbararees.com

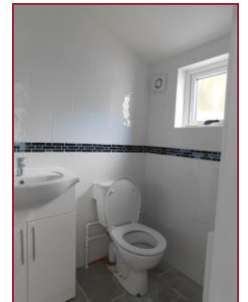
E - mail: ponty@barbararees.com

BR3440PP/191018

FOR SALE OR TO LET WIND STREET ABERDARE ASKING PRICE £76,500 OR £425 P/C/M TO LET



Lounge & Kitchen
Photographs
Awaited



MAIN FEATURES

**IMPROVED & MODERNISED MID TERRACE HOUSE
CLOSE TO ABERDARE TOWN CENTRE
ENTRANCE HALL LOUNGE / DINER KITCHEN & UTILTIY ROOM
GROUND FLOOR SHOWER ROOM TWO BEDROOMS
ENCLOSED REAR GARDEN GCH & DG**

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.

JP
RIA

Offices in Cardiff, Pontypridd & Tonypanfy
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR

JP
RIA

BR3440PP

WIND STREET ABDERDARE CF44 7ES

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this improved and modernised pavement fronted mid terrace house of brick and stone construction beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch / hallway, a lounge diner, kitchen two bedrooms and a ground floor shower room.

Wind street is a popular location near to Aberdare town centre and all amenities are within walking distance.

See map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and upvc door leading to the hall, access to the lounge, stairs to the first floor.

LOUNGE / DINING ROOM; 21' x 10'2" front facing window, feature fireplace, under-stairs storage, access to the kitchen.

KITCHEN; 9'3" x 8'5" fitted base and wall units, single drainer, space for a cooker, tiled floor, access to the shower room, rear facing window and exit door.

SHOWER ROOM; Comprising a shower with glazed door enclosure, a vanity unit wash hand basin and low level wc, rear facing window, tiled walls and floor.

FIRST FLOOR; Staircase from the entrance hall to the first floor landing, access to both bedrooms and the loft.

BEDROOM ONE; 14'9" x 9'6" two front facing windows.

BEDROOM TWO; 10' x 8'6" rear facing window, boiler cupboard.

EXTERIOR; Enclosed rear garden and outhouses (one with electricity and washing machine connections).

EPC RATING; Current D = 62 Potential B = 86.

ASKING PRICE; £76,500 or £425 p/c/m to rent, Bond £500, Tenant referencing fee £144.00* (for one adult) *plus £30 for each additional adult (One time fee - No hidden fees - All fees quoted are inclusive of VAT).

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.

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 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. There is a system of gas fired central heating (not tested), several power points and the windows are of upvc double glazed specification.

