

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3444TP/311018

FOR SALE 146 PARTRIDGE ROAD LLWYNYPIA ASKING PRICE £ 50,000



MAIN FEATURES

**MID TERRACE HOUSE ENTRANCE HALL LOUNGE DINER
LOWER GROUND FLOOR KITCHEN AND BATHROOM
TWO BEDROOMS REAR GARDEN 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 & or 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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Offices in Cardiff, Pontypridd & Tonypanyd
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PARTRIDGE ROAD, LLWYNYPIA RHONDDA CF40 2SG

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this pavement fronted, mid terrace dwelling of traditional stone construction beneath a tiled roof, to provide accommodation comprising of an entrance hall, lounge/diner, kitchen, lower ground floor bathroom and two bedrooms.

Partridge Road is situated in Llwynypia, Rhondda where all amenities are close by and staff at our Tonypany office will be pleased to provide local directions upon request, alternatively see map inlay below.

THE ACCOMMODATION; Pavement entrance and upvc door giving access to the hall, stairs to lower ground floor, access to the lounge.

LOUNGE; 22'6 x 11' Front and rear facing windows, feature fireplace, staircase to the first floor.

LOWER GROUND FLOOR; Staircase leading to the lower ground floor lobby, access to the kitchen and bathroom, rear facing patio doors,.

KITCHEN; 14'3 x 8'10 accessed via the lobby, fitted base units, single drainer.

BATHROOM; Three piece suite comprising of a bath, wc, a wash hand basin, airing cupboard housing a wall mounted combination boiler (not tested), rear facing window.

FIRST FLOOR; Staircase leading from the lounge to first floor landing, access to both bedrooms. secondary staircase leading to the loft.

BEDROOM ONE; 14'4 x 8'8 Two front facing windows.

BEDROOM TWO; 11'8 x 10'3 Rear facing window.

LOFT ROOM; Not measured and for storage purposes only.

EXTERIOR; Enclosed rear garden.

ENERGY RATING; Current E = 54 Potential B = 82 full epc available for inspection 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 property has the benefit of all mains services, gch & double glazing, although this and the adequacy and condition of any services and fixtures and fittings should be confirmed by the purchaser's own inspection of the acting solicitors.

ASKING PRICE; £ 50,000

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

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

