

# Barbara Rees

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Land & Property Management Consultants.*

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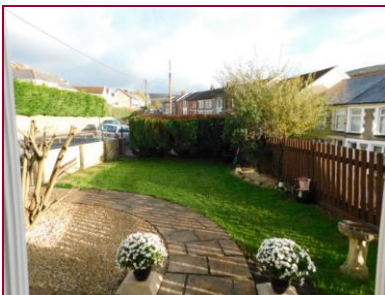
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BR3445PP/281018

## FOR SALE JUNCTION HOUSE ALDERGROVE ROAD PORTH ASKING PRICE £ 199,950



### MAIN FEATURES

**SEMI DETACHED DOUBLE BAY FRONTED PROPERTY IN A POPULAR LOCATION  
THREE / FOUR RECEPTION ROOMS FITTED KITCHEN FOUR BEDROOMS BATHROOM  
UTILITY / SHOWER ROOM CAR PORT FRONT & REAR GARDENS DG GCH FREEHOLD  
ALL MAINS SERVICES NO CHAIN AND 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 & 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 & Tonypandy  
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**JUNCTION HOUSE ALDERGROVE ROAD PORTH CF39 0LU**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this double bay fronted semi detached property of traditional construction with solid masonry / face brickwork and spar dashed elevations beneath a synthetic slate roof, to provide accommodation of "individual character and features" that includes an entrance hall, four reception rooms, a fitted kitchen, four bedrooms, a bathroom and utility / shower room.

Aldergrove road is a popular and well established residential location being situated a short distance from Porth town centre and all amenities are nearby.

Staff at our Pontypridd office will be pleased to provide local directions upon request.

**THE ACCOMMODATION;** Enclosed mature and well maintained front garden and car port for three vehicles, pavia footpath leading to a twin pillar canopy porch entrance with a leaded light upvc dg door giving access to the hallway, through hallway with glazed panel doors to each room, original ornate staircase and moulded coved ceiling, restored flooring, access to the lower ground floor.

**RECEPTION ONE;** 15'6" x 12'2", a bright and airy lounge room with a walk in bay window, ornate feature fireplace, restored flooring, coved and textured ceiling.

**RECEPTION TWO;** 15'6" x 9'4" dining room with a front facing walk in bay window, ornate feature fireplace, restored flooring, moulded coved ceiling.

**KITCHEN;** 11'9" x 11'8" side facing window, extensive range of fitted base and wall units finished with pelmet and cornice coving, glazed tile worktops, glass display cupboards, built in oven, gas hob and chimney style extractor fan cooker hood, wine rack, integrated fridge freezer, single drainer, glazed tile walls to the worktop areas, breakfast bar, boiler cupboard housing a combination gch boiler, tiled floor coved and plaster skimmed ceiling.

**LOWER GROUND FLOOR;** Staircase from the entrance hall leading to the lower ground floor, side facing exit door access to each room.

**RECEPTION THREE;** 15'10" x 11' spacious sitting room with side and rear facing windows, a feature fireplace glazed tile floor, coved and plaster skimmed ceiling, access to the fourth reception and utility / shower room.

**RECEPTION FOUR;** 11'2" x 7'10" suitable for use a study / tv room or an additional bedroom.

**UTILITY / SHOWER ROOM;** Comprising a base and wall unit, shower cubicle and wc, tiled floor and marble effect wall panelling.

**FIRST FLOOR;** Staircase leading from the hallway to the first floor landing, side facing window, access to each bedroom and the bathroom.

**BEDROOM ONE;** 15'6" x 10'10" front facing walk in bay window, fitted wardrobes, coved and plaster skimmed ceiling, restored flooring.

**BEDROOM TWO;** 15'6" x 9'2" front facing walk in bay window, coved and plaster skimmed ceiling, laminate flooring.

**BEDROOM THREE;** 8'4" x 6'6" front facing window coved and plaster skimmed ceiling.

**BEDROOM FOUR;** 12'8" x 9'3" (L shaped room), side facing window coved and plaster skimmed ceiling fitted shelving.

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

**EXTERIOR;** Enclose rear garden area.

**ENERGY RATING;** Awaiting.

**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. There is a system of gas fired central heating (not tested), several power points, tv telephone and satellite points and the windows and doors are of upvc dg specification. The property retains many of it's original features and is nicely presented with internal viewing highly recommended.

**ASKING PRICE;** £ 199,950.

**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 advisor.

PHOTO GALLERY

