

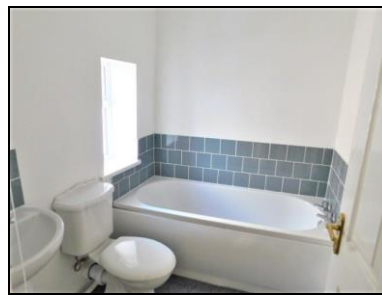
Barbara Rees

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

BR3448PP/031118

FOR SALE OXFORD STREET ABERDARE ASKING PRICE £ 82,500



MAIN FEATURES

**DELIGHTFUL PAVEMENT FRONTED MID TERRACE COTTAGE STYLE HOUSE
LOUNGE / DINER FITTED KITCHEN TWO BEDROOMS FIRST FLOOR BATHROOM
G.C.H. & D.G. ENCLOSED REAR COURTYARD FREEHOLD ALL MAINS SERVICES
REFURBISHED & INTERNAL VIEWING HIGHLY RECOMMENDED**

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



BR3448PP

OXFORD STREET ABERDARE CF44 8BD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this delightful mid terrace cottage style house of traditional construction, beneath an interlocking pitched tile roof, to provide accommodation comprising of a lounge diner, fitted kitchen, two bedrooms and a first floor bathroom.

The property has recently been refurbished and benefits from a new kitchen, bathroom, complete redecoration and new carpets.

Oxford Street is situated in Gadlys area of Aberdare (opposite the local Lidl store) and a short distance from the town centre. All amenities are nearby and staff at our Pontypridd office will provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Pavement entrance and upvc door giving access to the lounge.

LOUNGE / DINING ROOM; 18'9" x 14' two front facing windows, feature fireplace, staircase with spindles and balustrade leading to the first floor, plaster skimmed ceiling, access to the kitchen.

KITCHEN; 11'6" x 9'5" side facing window, fitted kitchen with a range of base and wall units finished in mat white with chrome trim, contrasting worktops and tiled walls to the worktop areas, built in oven hob and chimney style extractor fan cooker hood, single drainer, plumbing connection for a washing machine / dishwasher, space for a fridge freezer, tiled floor, plaster skimmed ceiling access to the rear lobby with an exit door leading out to the courtyard.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, access to each bedroom and the bathroom.

BEDROOM ONE; 11'3" x 8'9" front facing window, walk in wardrobe housing a combination boiler (not tested), plaster skimmed ceiling.

BEDROOM TWO; 9'10" x 8'2" front facing window, plaster skimmed ceiling.

BATHROOM; Comprising a three piece suite finished in pearl white, to include a bath, a close coupled wc and pedestal wash hand basin, tiled walls to the splash back area's, rear facing window, plaster skimmed ceiling.

EXTERIOR; Enclosed rear courtyard.

ENERGY RATING; Current = 63 D. Potential = 86 B. Full EPC available to view at our office or online.

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 system of gas fired central heating (not tested), several power points and the windows and doors are of upvc specification. The property has been recently refurbished and is nicely presented with early internal viewing highly recommended.

ASKING PRICE; £ 82,500.

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.

