

Barbara Rees

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

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BR3450TP/051218

FOR SALE SHERWOOD STREET, LLWYNYPIA ASKING PRICE £ 74,500



MAIN FEATURES

**FORECOURT & CANOPY BAY FRONTED MID TERRACE HOUSE
ENTRANDE HALL LOUNGE SITTING ROOM KITCHEN DINER
THREE BEDROOMS BATHROOM & SEPARATE WC
FREEHOLD ALL MAINS SERVICES GCH & DG 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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SHERWOOD STREET, LLWYNYPPIA CF40 2TF

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt and canopy bay fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance hall, two reception rooms, a kitchen, ground floor bathroom and wc, and three bedrooms.

Sherwood Street is a popular location situated at Llwynypia Rhondda where all amenities are close by and staff at our Tonypany office will be pleased to provide local directions upon request.

THE ACCOMMODATION; Front forecourt garden, canopy porch entrance and leaded light UPVC door giving access to the entrance hall, internal door to the lounge and sitting room, stairs to the first floor, original moulded coved and feature arched ceiling.

LOUNGE; 12'9'' x 12' Front facing walking bay window, feature fireplace with a fitted gas fire and wooden mantle surround, wall alcoves, coved and papered ceiling.

SITTING ROOM; 13' x 10'9'' Rear facing window, feature fireplace with a wooden mantle surround, ceramic tiled hearth and fitted gas fire, coved and papered ceiling, access to the kitchen.

KITCHEN / DINER; 13'5'' x 8'10'' Side facing window, Fitted kitchen comprising of a range of base and wall units finished in medium oak with pelmet and cornice coving, single drainer, gas cooker point, plumbing connections for a washing machine, wall mounted Vaillant combination gas central heating boiler, under stairs storage cupboard, access to the rear lobby.

REAR LOBBY; Access to the bathroom and wc, side facing exit door leading out to the garden.

BATHROOM; Comprising a three piece suite with a corner bath and electric shower above, a pedestal wash hand basin, separate wc. Ceramic tiled walls to mid height, tiled floor, rear facing window, tongue and groove pine panel ceiling.

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

BEDROOM ONE; 15'3'' x 12'3'' Two front facing windows, coved and papered ceiling..

BEDROOM TWO; 9'8'' x 8' Rear facing window, papered ceiling.

BEDROOM THREE; 13'6'' x 9' Side facing window, papered ceiling.

EXTERIOR; Enclosed rear garden with storage shed and rear lane access.

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 and telephone points and the exterior windows and doors are of upvc double glazed specification plus there is a security alarm system The property is available with full and immediate vacant possession and no onward chain and all genuine and reasonable offers will be considered.

ASKING PRICE; £74,500

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.