

# Barbara Rees

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

*103 Dunraven Street  
Tonypanyd Rhondda  
CF40 1AR*

*Tel: 01443 442444*

*Fax: 01443 421144*

*www.barbararees.com*

*E - mail: tonypanyd@barbararees.com*

BR3261TP/1018

## **FOR SALE BRONLLWYN ROAD GELLI ASKING PRICE £ 99,950**



### **MAIN FEATURES**

**MID TERRACE HOUSE IN A POPULAR & SOUGHT AFTER LOCATION  
LOUNGE DINER KITCHEN THREE BEDROOMS BATHROOM  
REAR GARDEN & GARAGE FREEHOLD ALL MAINS SERVICES  
DG & GCH 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.*

**JPR  
JA**

*Offices in Cardiff, Pontypridd & Tonypanyd  
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Registered Office 144a Crwys Road Cardiff CF24 4NR*

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**BRONLLWYN ROAD GELLI RHONDDA CF41 7TE**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance porch, a lounge / diner, fitted kitchen, a ground floor bathroom, three bedrooms and a rear storage area plus single garage.

Bronllwyn road is situated in Gelli, Rhondda where all amenities are close by and Staff at our Tonypany office will be pleased to provide local directions upon request.

**THE ACCOMMODATION;** Pavement front and light wood-grain upvc door giving access to the porch, internal door to the lounge /diner.

**LOUNGE/DINER;** 21' 72 x 14' 8" Front and rear facing windows, feature fireplace, wall alcoves, stair case leading to the first floor, featured glass brick window and access to the kitchen, dado rail, textured ceiling.

**KITCHEN;** 12' x 8' 10" Side facing window and exit door. Fitted kitchen comprising a range of base and wall cupboards finished in cream with contrasting black worktops and tiled walls to the worktop areas, built in oven, ceramic hob, extractor fan cooker hood, pelmet and cornice coving, single drainer, plumbing connection for washing machine, papered ceiling, ceramic tiled floor, access to the rear lobby with a side facing exit door and internal door leading to the bathroom.

**BATHROOM;** Comprising a three piece suite to include a corner shower with a mixer tap shower attachment, a pedestal wash hand basin, low level wc, ceramic tiled floor and tiled walls to the splash back areas, tongue and groove pine panelling, rear facing window, plaster skimmed ceiling.

**FIRST FLOOR;** Staircase with ranch style handrails leading from the lounge to the first floor landing, access to each bedroom.

**BEDROOM ONE;** 12' x 8' 10" Rear facing window, plaster skimmed ceiling.

**BEDROOM TWO;** 9' 9" x 7' Front facing window, textured ceiling.

**BEDROOM THREE;** 13'1" x 8' Front facing window, laminate flooring, plaster skimmed ceiling, airing cupboard housing a combination gas central heating boiler.

**EXTERIOR;** Enclosed rear courtyard, lower level garden, out house / storage shed, single garage with lane access.

**ENERGY RATING;** Current 69 = C Potential 86 = B Full epc available to view online or at our Tonypany office.

**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 several power points tv, telephone and satellite points and the exterior windows and doors are of upvc double glazed specification.

**ASKING PRICE;** £ 99,950

**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.

