

# 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

BR3466PP/060319

## FOR SALE THOMAS'S PLACE YNYSHIR ASKING PRICE £ 89,950



**MAIN FEATURES**  
**MID TERRACE HOUSE IN A POPULAR LOCATION**  
**ENTRANCE HALL TWO RECEPTION ROOMS KITCHEN**  
**THREE BEDROOMS FIRST FLOOR BATHROOM LARGE GARDEN**  
**SINGLE 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 & 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.*

**JP  
RIA**

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

**JP  
RIA**

**BR3466PP**

**THOMAS'S PLACE YNYSHIR PORTH RHONDDA CF39 0EP**

**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 hall, two reception rooms, a kitchen, three bedrooms and a first floor bathroom.

Thomas's Place is a small and quiet side street located in Ynyshir Porth Rhondda. All amenities are nearby, see map inlay below for local directions.

**THE ACCOMMODATION;** Pavement or garden entrance to the hallway or kitchen, access to the lounge, stairs to the first floor.

**LOUNGE;** 12'3" x 11'7" feature fireplace, wall alcoves, sliding doors to the centre of the room.

**SITTING ROOM;** 11'3" x 9'8" front facing window, wall alcoves and cupboards.

**KITCHEN;** 16'5" x 8'1" fitted base and wall units finished in medium oak with contrasting worktops and a single drainer, electric cooker point, plumbing connections for a washing machine, two built in cupboards, rear facing window and exit door.

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

**BEDROOM ONE;** 10'9" x 10'4" front facing window.

**BEDROOM TWO;** 11'1" x 8'5" front facing window.

**BEDROOM THREE;** 7'6" x 7'1" rear facing window.

**BATHROOM;** Comprising a three piece suite to include a bath with an electric shower over, a pedestal wash hand basin and wc, tiled walls to mid height, airing cupboard housing a combination boiler (not tested), side facing window.

**EXTERIOR;** Large garden with a patio area, storage shed, single garage and pedestrian and vehicular 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, a tv and telephone point, security alarm system and the windows are of upvc specification. The property offers a lot of potential and is available with immediate vacant possession and no onward chain. All genuine and reasonable offers will be considered.

**ASKING PRICE;** £ 89,950

**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 adviser.

