

Barbara Rees

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

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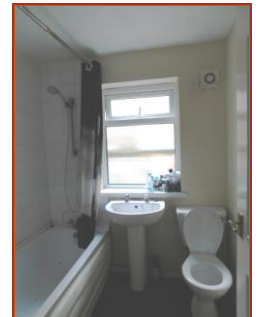
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BR3464TP/180219

FOR SALE CROSS LAKE STREET FERNDALE ASKING PRICE £69,950



MAIN FEATURES

**DOUBLE FRONTED COTTAGE STYLE HOUSE
ENTRANCE PORCH LOUNGE / DINER FITTED KITCHEN
TWO BEDROOMS BATHROOM FREEHOLD GCH & DG
NICELY PRESENTED & 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.

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Offices in Cardiff, Pontypridd & Tonypandy
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CROSS LAKE STREET, FERNDALE CF43 4HP

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this pavement and double fronted, mid terrace cottage style dwelling of traditional construction, with solid masonry elevations beneath a synthetic slate roof to provide accommodation comprising of, an Entrance porch, a lounge / diner, kitchen, two bedrooms and a ground floor bathroom.

Cross Lake street is situated in Ferndale, Rhondda and all amenities are close by. See map inlay below for local directions

THE ACCOMMODATION; Pavement entrance and upvc/dg front door giving access to the entrance porch, internal door leading to the lounge.

LOUNGE / DINER; 18' x 14' 5 Two front facing windows, feature fireplace, open archway to the dining area, staircase leading to the first floor, under stairs storage cupboard, textured ceiling, access to the kitchen.

KITCHEN; 9'7 x 9' Rear facing window and exit door. Fitted kitchen to include of a range of base and wall units finished in beech with brushed aluminium trim and contrasting black worktops. Single drainer, built under oven, gas hob and extractor fan cooker hood, wall mounted combination gas central heating boiler (not tested). Plumbing connections for a washing machine, vinolay flooring, textured ceiling, access to the rear lobby and bathroom.

BATHROOM; Comprising a bath with a mixer tap shower attachment, a pedestal wash hand basin and wc. Tiled walls to the splash back areas, rear facing window, vinolay flooring, textured ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing. Spindles and balustrading to the landing area. Access to both bedrooms and the loft, textured ceiling.

BEDROOM ONE; 14'4 x 11'1 Front and rear facing windows, textured ceiling.

BEDROOM TWO; 8'2 x 6'7 Front facing window, textured ceiling.

EXTERIOR; Small rear yard / refuse store.

ENERGY RATING; Current D = 63, Potential B = 87 (the full EPC is available for inspection at our Tonypany 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 a system of gas fired central heating (not tested), double glazing, several power points, tv, telephone points. The property is nicely presented with internal viewing recommended.

ASKING PRICE; £69,950

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.

