

Barbara Rees

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

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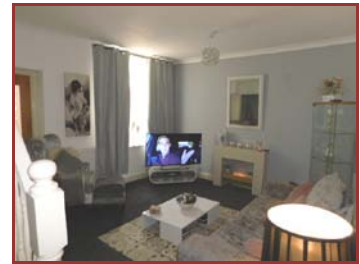
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BR3471TP/250319

FOR SALE ST DAVID'S STREET TON PENTRE ASKING PRICE £ 119,950



MAIN FEATURES
MODERN END OF TERRACE HOUSE IN A POPULAR LOCATION
ENTRANCE PORCH / HALLWAY LOUNGE & SITTING ROOM
KITCHEN DINER GROUND FLOOR BATHROOM & WC
THREE BEDROOMS ENCLOSED GARDEN
FREEHOLD ALL MAINS SEVRICES DG & GCH

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
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BR3471TP

ST DAVID'S STREET TON PENTRE RHONDDA CF41 7BD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this modern, end of terrace, two storey residential dwelling, of traditional construction with natural stone / spar dashed elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch / hallway, a lounge, sitting room, kitchen, three bedrooms, a ground floor bathroom and wc.

St David's Street is a quiet side street situated in Ton Pentre (Rhondda) where all amenities are immediately to hand.

Ton Pentre is located on the B4223 approximately one and half miles from Treorchy, see the map in lay below for local directions.

THE ACCOMMODATION; Pavement entrance and upvc door giving access to the porch with an inner door leading to the hallway access to the lounge and sitting room.

RECEPTION ONE; 11'4" x 9'4" lounge with a front facing window, coved and plaster skimmed ceiling.

RECEPTION TWO; 12'1" x 12'1" open plan sitting room with a rear facing window, under stairs storage area, access to the kitchen, stairs to the first floor.

KITCHEN; 12' 10" x 8'8" fitted kitchen comprising a range of "soft white" base and wall cupboards, a breakfast bar, built in oven ceramic hob and chimney style extractor fan cooker hood, Belfast style sink unit, tiled walls to the worktop areas, plumbing connection for a washing machine, side facing window, laminate flooring, plaster skimmed ceiling, access to the lobby.

LOBBY; Rear lobby with access to the bathroom, and wc, side facing exit door.

BATHROOM; Comprising a pearl white bath with a mixer tap shower over, a pedestal wash hand basin, tiled walls and floor, rear facing window, separate wc.

FIRST FLOOR; Staircase with spindles and balustrade, leading from the sitting room, to the first floor landing, access to each bedroom.

BEDROOM ONE; 15'4" x 12'2" two front facing windows, plaster skimmed ceiling.

BEDROOM TWO; 9'8" x 9'4" rear facing window, laminate flooring, plaster skimmed ceiling, access to the loft.

BEDROOM THREE; 13'2" x 9' side facing window, walk in wardrobe / airing cupboard housing a combination gch boiler (not tested).

EXTERIOR; Enclosed rear lower level courtyard and upper level decked garden area.

ENERGY RATING; Current E = 48 Potential B = 91 full epc available to view on line.

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, tv and satellite points and the windows and doors are of double glazed specification.

ASKING PRICE; £ 119,950

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.

