

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3470TP/170419

REDUCED

FOR SALE PARTRIDGE ROAD LLWYNYPIA ASKING PRICE £82,500



MAIN FEATURES
FORECOURT FRONTED DETACHED HOUSE
ENTRANCE PORCH LOUNGE / DINER KITCHEN AND BATHROOM
TWO BEDROOMS DRIVEWAY & REAR COURTYARD
FREEHOLD 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.

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Offices in Cardiff, Pontypridd & Tonypanyd
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PARTRIDGE ROAD LLWYNYPIA RHONDDA CF40 2SL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this forecourt fronted, detached dwelling of traditional construction with solid masonry elevations, finished in painted roughcast cement render beneath a tiled roof to provide accommodation comprising of, an entrance porch, a lounge / diner, kitchen, two bedrooms and a first floor bathroom.

Partridge Road is situated in Llwynypia, Rhondda where all amenities are close by and staff at our Tonypany office will be pleased to provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Front forecourt and entrance porch with a upvc door giving access to the lounge.

LOUNGE; 23' x 13' 6" Two front facing windows, staircase with ranch style hand rails leading to the first floor, feature fireplace, wall alcoves and shelving, plaster skimmed ceiling with inset spot lighting, access to the kitchen.

KITCHEN; 8' 7" x 8' Fitted kitchen to include a range of base and wall cupboards finished in white, with contrasting work tops and built in appliances to include an oven, ceramic hob and chimney style extractor fan cooker hood, single drainer, plumbing connection for washing machine, laminate flooring, plaster skimmed ceiling with inset spot lighting. Side facing window and exit door.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, access to both bedrooms, the bathroom and the loft.

BEDROOM ONE; 13'7" x 11'6" Front facing window, plastered skimmed ceiling.

BEDROOM TWO; 10'6" x 8'2" 2 front facing windows, recessed storage area, plastered skimmed ceiling.

BATHROOM; Comprising a three piece suite, to include a large walk in shower, a vanity wash hand basin, wc. tiled walls to mid height and the splash back areas, airing cupboard housing a gas central heating boiler (not tested) and water storage tank, side facing window, vinolay flooring, secondary access to the loft.

EXTERIOR; Vehicle driveway, small rear courtyard

ENERGY RATING; Current E = 46 Potential B= 81 full epc available for inspection at our office or 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 a system of gas fired central heating (not tested) several power points, a tv and telephone point and the windows are of upvc specification. The property is available with full and immediate vacant possession and no onward chain.

ASKING PRICE; £82,500

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.

