

# Barbara Rees

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

103 Dunraven Street  
Tonypandy Rhondda  
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR3479TP/290419

## FOR SALE THOMAS STREET TONYPANDY ASKING PRICE £78,500



**MAIN FEATURES**  
MID TERRACE HOUSE ENTRANCE HALL  
LOUNGE DINER KITCHEN AND THREE BEDROOMS  
FIRST FLOOR BATHROOM PATIO GARDEN  
FREEHOLD GCH & DG ALL MAINS SERVICES NO 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 & Tonypandy  
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Registered Office 144a Crwys Road Cardiff CF24 4NR

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**BR3479TP**

**45 THOMAS STREET, TONYPANDY CF40 2AJ**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of traditional construction with rough-cast cement rendered elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance hall, one reception, a kitchen, three bedrooms and a bathroom.

Thomas Street is a popular side street located to the rear of Tonypany square and all amenities are nearby.

Staff at Barbara Rees Tonypany will be pleased to provide local directions upon request.

**THE ACCOMMODATION;** Thomas Street is a popular location situated at Tonypany 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 entrance and light wood grain UPVC door giving access to the hallway, double glazed panel doors leading door leading to the lounge and stairs to the first floor, plaster skimmed ceiling.

**LOUNGE DINER;** 21' x 12'1" Front facing window, rear facing French doors, feature fireplace with a hearth, a mantle surround and fitted electric fire, wall alcoves, plaster skimmed ceiling, glazed panel door leading to the under stairs storage area and the kitchen.

**KITCHEN;** 10'8" x 9'7" Fitted kitchen to include a range of base and wall cupboards finished in light oak with stainless steel trim, contrasting black worktops and tiled walls to the worktop areas. Built in appliances to include a oven, gas hob, chimney style extractor fan cooker hood. Single drainer, plumbing connections for a washing machine , fitted vent for a tumble dryer, laminate flooring, textured ceiling, side facing window and exit door giving access to the rear lobby and bathroom.

**BATHROOM;** Comprising a four piece suite to include a corner bath, a separate shower with an electric shower unit, a pedestal wash hand basin, separate wc. Tiled walls, tongue and grove pine panelled ceiling, rear facing window, wall mounted Logic combi 24 gas central heating boiler ( not tested ).

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, rear facing window, spindles and balustrading to the landing area, access to each bedroom the bathroom and the loft, tongue and grove panelled ceiling,

**BEDROOM ONE;** 12'3" x 8'1" Front facing window, fitted wardrobes, dado rail. Coved and textured ceiling,

**BEDROOM TWO;** 9' x 6'4" Front facing window, dado rail. Built in wardrobe, Coved and textured ceiling,

**BEDROOM THREE;** 9'4" x 8'8" Rear facing window, tongue and grove panelled ceiling.

**EXTERIOR;** Enclosed rear garden laid to patio stone plus a lawned area with rear lane access.

**ENERGY RATING;** Current F = 33 Potential C = 72 Full epc available for inspection at our office or via the online EPC register.

**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, tv and telephone points and the exterior windows and doors are of upvc double glazed specification. The property is available with full and immediate vacant possession and no onward chain and all genuine and reasonable offers will be considered.

**ASKING PRICE;** £78,500

**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.