

# Barbara Rees

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BR3484PP/240519

## FOR SALE YNYSHIR ROAD YNYSHIR RHONDDA ASKING PRICE £ 67,500



### MAIN FEATURES

THREE STOREY MID TERRACE HOUSE

ENTRANCE HALL LOUNGE / DINER KITCHEN

THREE BEDROOMS BATHROOM

THREE LOWER GROUND FLOOR ROOMS & STORAGE / WC

GARDEN & DOUBLE GARAGE FREEHOLD DG & GCH

NO CHAIN & POTENTIAL FOR IMPROVEMENT

### 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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**BR3484PP**

**YNYSHIR ROAD YNYSHIR RHONDDA CF39 0EN**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this extended, three storey 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, a lounge / diner, kitchen, ground floor bathroom, three bedrooms and three lower ground floor rooms (plus storage and a wc), an enclosed rear garden and double garage.

Ynyshir road is located in the village of Ynyshir, being just off the A4233 approximately a half mile from Porth. All amenities are nearby, see map inlay below for local directions.

**THE ACCOMMODATION;** Pavement entrance, aluminium framed double glazed door leading to the hallway, access to the lounge, stairs to the first floor.

**LOUNGE / DINER;** 22' x 11'5" front and rear facing windows, feature fireplace with gas fire and gas back boiler (not tested), under stairs storage cupboard, coved and textured ceiling, access to the kitchen.

**KITCHEN;** 10'10" x 8' fitted kitchen comprising a range of base and wall units, a single drainer, gas cooker point, plumbing connections for a washing machine, tiled walls and floor, access to the bathroom, plaster skimmed ceiling, side facing window and exit door.

**BATHROOM;** Comprising a three piece suite to include a bath with a mixer tap shower, a pedestal wash hand basin and wc, tiled walls and floor, rear facing window.

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

**BEDROOM ONE;** 12 x 8'2" front facing window, papered ceiling.

**BEDROOM TWO;** 9' x 6'7" front facing window, papered ceiling.

**BEDROOM THREE;** 9'9" x 9'3" rear facing window, airing cupboard, built in wardrobes.

**LOWER GROUND FLOOR;** Comprising three rooms (in need of refurbishment or suitable for storage use).

**EXTERIOR;** Enclosed rear garden, wc and store room, double garage measuring 18'7" x 13'7", rear 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, tv and telephone points, double glazed windows and the property is offered with full and immediate vacant possession and no onward chain. All genuine and reasonable offers will be considered.

**ASKING PRICE;** £ 67,500

**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.

