

Barbara Rees

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

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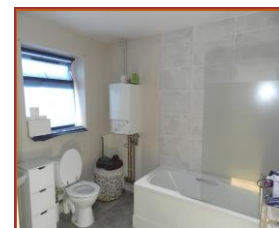
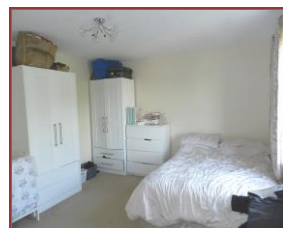
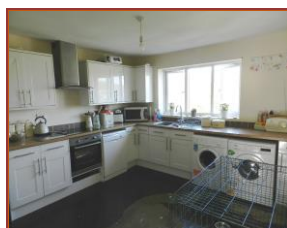
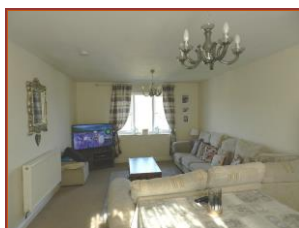
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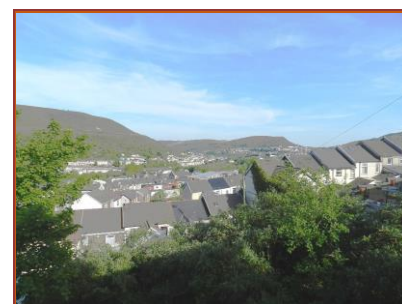
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BR3482TP/160519

FOR SALE VALLEY VIEW BUNGALOW OLD STREET TONYPANDY ASKING PRICE £ 129,950



MAIN FEATURES
MODERN DETACHED BUNGALOW
ENTRANCE HALL & LOUNGE
KITCHEN / DINER
TWO DOUBLE BEDROOMS BATHROOM
FRONT FORECOURT & GARAGE
REAR GARDEN & OPEN PANORAMIC VIEWS
GCH& DG FREEHOLD ALL MAINS SERVICES



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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Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3482TP

VALLEY VIEW BUNGALOW OLD STREET TONYPANDY CF40 2AF

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this rarely available, modern, forecourt fronted, detached, bungalow of traditional construction with cream painted K Rendered elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance hall, a lounge, kitchen diner, two double bedrooms, a bathroom and single garage.

Old street is a popular location with open rear facing views over the surrounding vale, being located to the rear of Tonypandy square.

All amenities are within walking distance and staff at our Tonypandy office will be pleased to provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Front forecourt garden, upvc door giving access to the hallway, single garage with a roller shutter door and direct access off Old Street.

ENTRANCE HALL; Internal doors leading to the lounge, kitchen and bathroom, staircase to the lower ground floor and bedrooms.

LOUNGE; 21'3" x 11'10" front and rear facing windows, plaster skimmed ceiling.

KITCHEN DINER; 12'10" x 12' fitted kitchen to include a range of cream base and wall units with contrasting worktops and pelmet and cornice coving, a built under over, ceramic hob and chimney style extractor fan cooker hood, a single drainer, tiled walls to the worktop areas, rear facing window, plaster skimmed ceiling with inset spotlighting, plumbing connections for a washing machine, vynolay flooring.

BATHROOM; Comprising a three piece suite in pearl white, to include a bath and mixer tap shower above, a pedestal wash hand basin and close coupled wc, tiled walls to the splash back areas, tiled floor, wall mounted combination gch boiler (not tested), front facing window, plaster skimmed ceiling.

LOWER GROUND FLOOR; Lobby with a rear facing exit door and access to both bedrooms.

BEDROOM ONE; 11'10" x 11'6" Rear facing window, plaster skimmed ceiling.

BEDROOM TWO; 11'10" x 11'6" Rear facing window, plaster skimmed ceiling, under stairs storage cupboard.

EXTERIOR; Single garage, enclosed rear garden.

ENERGY RATING; Current C=71, Potential C=75.

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 with a combination boiler (not tested) several power points, tv and satellite points and the windows and doors are of upvc specification. This is a modern property enjoying an open rear aspect with panoramic views of the surrounding vale and early internal viewing is recommended.

ASKING PRICE; £129,950

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial adviser.

