

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
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## FOR SALE DOLGELLAU AVENUE, TONTEG, PONTYPRIDD ASKING PRICE £ 142,950



### MAIN FEATURES

MID LINK HOUSE IN A POPULAR LOCATION  
ENTRANCE HALL LOUNGE & DINING ROOM KITCHEN & CONSERVATORY  
THREE BEDROOMS & A FIRST FLOOR BATHROOM  
FRONT & REAR GARDEN SINGLE GARAGE ENERGY SAVING SOLAR PANELS  
FREEHOLD ALL MAINS SERVICES GCH & DG

#### 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 imposes no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Offices in Cardiff, Pontypridd & Tonypandy  
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BR3490PP

## DOLGELLAU AVENUE TONTEG PONTYPRIDD CF38 1HT

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this traditionally built mid link house with face brick and tile clad elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance hall, a lounge, dining room, conservatory, kitchen three bedrooms, a first floor bathroom and a single garage.

Dolgellau Avenue is a popular location situated close the shopping centre in Tonteg and all other amenities are close by.

Pedestrian and vehicular access is gained off Brecon Way, see map inlay below for local directions.

**THE ACCOMMODATION;** Front walkway and large garden leading to a leaded light upvc dg door with access to the entrance hall, stairs to the first floor, internal doors to the lounge and kitchen, textured ceiling.

**LOUNGE;** 13' x 10'6" front facing window, feature fireplace, open plan access to the dining room, textured ceiling.

**DINING ROOM;** 10'9" x 9'6" rear facing door to the conservatory, textured ceiling.

**CONSERVATORY;** 15'4" x 10'3" spacious double glazed conservatory with access to the dining room, kitchen and garden.

**KITCHEN;** 10'8" x 7'3" fitted kitchen with ample base and wall units finished in high gloss pearl white and brushed steel handles, contrasting black worktops and tiled walls to the worktop areas, built in oven, ceramic hob, single drainer, plumbing connections for a washing machine, textured ceiling, tiled floor, rear facing door leading to the conservatory.

**FIRST FLOOR;** Staircase with ranch style handrails leading from the hall to the first floor landing, access to each bedroom, the bathroom and the loft, textured ceiling.

**BEDROOM ONE;** 13'4" x 10'4" front facing window, textured ceiling.

**BEDROOM TWO;** 10' x 6'6" front facing window coved & textured ceiling.

**BEDROOM THREE;** 11' x 7'4" rear facing window textured ceiling, airing cupboard housing a combination gch boiler (not tested).

**BATHROOM;** Comprising a three piece suite in pearl white to include a bath and mixer tap shower, a pedestal wash hand basin and close coupled wc, tiled walls, rear facing window, textured ceiling, vynolay flooring.

**EXTERIOR;** Enclosed rear patio garden and single garage.

**ENERGY RATING;** Current rating = 88 / B. Potential rating = 92 / A.

**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 verbally advises 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, telephone tv and satellite points and the rear roof plane is fitted with a bank of energy saving solar panels. The windows and doors are of upvc dg specification and the garage is the second from the left, within in the block of garages located at the end of the rear walkway.

**ASKING PRICE;** £ 142,950.

**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.

