

# 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*

BR3499TP/290719

## FOR SALE JONES STREET TONYPANDY ASKING PRICE £69,950



**MAIN FEATURES**  
**MID TERRACE HOUSE IN A POPULAR LOCATION**  
**ENTRANCE HALL LOUNGE DINER KITCHEN**  
**THREE BEDROOMS**  
**BATHROOM ENCLOSED REAR GARDEN / CAR PORT**  
**GCH & DG FREEHOLD ALL MAINS SERVICES**  
**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.*

**JPR  
JA**

*Offices in Cardiff, Pontypridd & Tonypandy  
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Registered Office 144a Crwys Road Cardiff CF24 4NR*

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**JONES STREET TONYPANDY CF40 2BZ**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath an synthetic slate roof to provide accommodation comprising of an entrance hall, a lounge dining room, kitchen, three bedrooms and a ground floor bathroom and a conservatory.

Jones 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, UPVC door and hallway, dado rail, textured ceiling access to the lounge/diner and stairs to the first floor

**LOUNGE/DINER;** 20' x 11'10'' Front facing window, open plan archway to the centre of the room, wall alcove cupboards, feature fireplace access to the lobby and bathroom, under stairs storage area, access to the kitchen.

**KITCHEN;** 13' x 8'10'' Fitted base and wall units finished in white with grey trim and contrasting worktops, single drainer, tiled walls to the worktop areas, electric cooker point, rear facing window, exit door leading to the conservatory.

**CONSERVATORY;** Rear facing door and window leading out to the decked patio area and lower level, enclosed garden / car port.

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, rear facing exit door, spindles and balustrading to the landing area, dado rail, access to each bedroom and the loft. Picture shelf, coved and papered ceiling.

**BEDROOM ONE;** 12'1'' x 7'8'' Front facing window, plaster skimmed ceiling.

**BEDROOM TWO;** 9' x 7' Front facing window, plaster skimmed ceiling.

**BEDROOM THREE;** 9' x 7'2'' Rear facing window, plaster skimmed ceiling, airing cupboard housing a baxi gas central heating combination boiler (Not Tested).

**BATHROOM;** Comprising a bath with a mixer tap shower attachment, a low level wc and pedestal wash hand basin, tiled walls, vinolay flooring, rear facing window, coved and papered ceiling.

**EXTERIOR;** Enclosed rear garden/ car port.

**ENERGY RATING;** Current E = 52 Potential C = 79.

**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 advised 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.

**ASKING PRICE;** £69,950

**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.