

BR2014TP/1019

REDUCED

FOR SALE

ADARE TERRACE, YNYSWEN, TREORCHY

ASKING PRICE £94,950



MAIN FEATURES

FORECOURT FRONTED MID TERRACE HOUSE IN A QUIET SIDE STREET
ENTRANCE HALL LOUNGE / DINER KITCHEN
CONSERVATORY / UTILITY ROOM BATHROOM FOUR BEDROOMS
ENCLOSED REAR GARDEN FREEHOLD GCH & DG
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.

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ADARE TERRACE, YNYSWEN, TREORCHY CF42 6EN

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt and single bay fronted mid terrace dwelling of traditional construction with solid masonry elevations, beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance porch and hallway, a lounge diner, kitchen, four bedrooms, a conservatory / utility room and a ground floor bathroom.

Adare Terrace is a quiet side street situated just off the main road in Ynyswen, which is a short walk away from Treorchy town centre.

All amenities are close by and staff at our Tonypandy office will be pleased to provide local directions upon request.

THE ACCOMMODATION; Front forecourt garden, upvc door giving access to the hallway, access to the lounge and kitchen, stairs to the first floor, laminate flooring, dado rail and original moulded coved ceiling.

LOUNGE / DINER; 21' 10" x 12' 6" Front facing walk in bay window, rear facing door leading to the conservatory / utility room, dado rail, moulded coved and papered ceiling.

KITCHEN; 13' 8" x 8' 10" Fitted base and wall units finished in white wood-grain with contrasting worktops and tiled walls to the worktop areas, built in oven, hob and extractor fan cooker hood, single drainer, plumbing connection for a washing machine, side facing window, exit door leading to the conservatory / utility room, access to the bathroom, papered ceiling.

CONSERVATORY / UTILITY ROOM; 8' 9" x 6' 3" Access to the lounge, rear facing window, exit door leading out to the garden.

BATHROOM; Comprising a three piece suite finished in pearl white, to include a bath with a mixer tap shower attachment, a pedestal wash hand basin and wc, part tiled and panelled walls, rear facing window, tongue and groove pine ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, spindles and ballustrading to staircase and landing area, access to each bedroom and the loft.

BEDROOM ONE; 12' 8" x 9' 6" Front facing window, plaster skimmed ceiling.

BEDROOM TWO; 9' 2" x 6' 2" Front facing window, plaster skimmed ceiling.

BEDROOM THREE; 10' 3" x 8' 9" Rear facing window, plaster skimmed ceiling.

BEDROOM FOUR; 10' x 9' 2" Side facing window, wall mounted combination gas central heating boiler (not tested), plaster skimmed ceiling.

EXTERIOR; Enclosed rear courtyard and garden with rear pedestrian access.

ENERGY RATING; Current D = 67, Potential B = 86 (the full EPC is available for inspection at our Tonypandy office or online).

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers 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), double glazing, several power points, tv, telephone and satellite points.

ASKING PRICE; £94,950

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.