

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

BR3516TP/091219

FOR SALE GEORGES TERRACE, TONYPANDY ASKING PRICE £79,950



MAIN FEATURES

MID TERRACE HOUSE WITH PANORAMIC VIEWS
FRONT FACING DECKED PATIO & GARDEN
ENTRANCE HALL LOUNGE / DINER KITCHEN
THREE BEDROOMS G/F BATHROOM
REAR GARDEN & CAR PORT GCH & DG
FREEHOLD 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 & 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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Registered Office 144a Cruys Road Cardiff CF24 4NR

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GEORGES TERRACE TONYPANDY CF40 2AR

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this garden and 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 hall, a lounge, kitchen – diner, three bedrooms and a ground floor shower room.

Georges Terrace enjoys panoramic and open South Eastern frontal facing views over the surrounding vale being location in Tonypany Rhondda, where all amenities are close by.

Staff at our Tonypany office will be pleased to provide local directions upon request.

THE ACCOMMODATION; Mature front garden with foot path access to a decked patio and bay window fronted canopy porch entrance.

Light wood grain door giving access to the hallway, glazed panel door to the lounge, staircase to the first floor, textured ceiling.

LOUNGE / DINER; 23' x 11'9'' Front facing walk in bay window, two feature fireplaces, wall alcoves, sliding doors to the centre of the room, coved and textured ceiling, rear facing window, glazed panel door leading to the kitchen.

KITCHEN; 12' x 9'3'' Fitted kitchen comprising a range of base and wall cupboards finished in medium pine with contrasting worktops. Tiled walls to the worktop areas, single drainer, plumbing connections for an automatic washing machine, gas cooker point. Leaded light glass display cupboards, Tall cupboard housing a Logic combination gas central heating boiler (not tested), textured ceiling. Cupboard with under stairs storage, ceramic tiled floor, side facing window and exit door, access to the shower room.

SHOWER ROOM; Shower room comprising a cubicle shower with an electric shower unit, a pedestal wash hand basin, and wc, ceramic tiled walls and floor, rear facing window, textured ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, rear facing window. Spindles and balustrade to the landing area, access to each bedroom and the loft.

BEDROOM ONE; 12' x 8'8'' Front facing window, textured ceiling.

BEDROOM TWO; 8'10'' x 6'8'' Front facing window, built in wardrobe papered ceiling.

BEDROOM THREE; 10' x 8'10'' Rear facing window, textured ceiling.

EXTERIOR; Front garden with open panoramic views, rear car port, steps down to rear courtyard and entrance to the kitchen.

ENERGY RATING; Current = Potential =

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, a telephone and television point 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 and all genuine and reasonable offers will be considered

ASKING PRICE; £79,950

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.