

Barbara Rees

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BR3522TP/020320

FOR SALE ARTHUR STREET WILLIAMSTOWN RHONDDA ASKING PRICE £96,500



MAIN FEATURES

**LARGER THAN AVERAGE END OF TERRACE HOUSE
LOUNGE & SITTING ROOM KITCHEN DINER & UTILITY ROOM
GROUND FLOOR BATHROOM FIRST FLOOR WC FOUR BEDROOMS
GARDEN / OUT-BUILDINGS & GARAGE FREEHOLD NO CHAIN
ALL MAINS SERVICES POTENTIAL FOR RE-DEVELOPMENT**

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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6 ARTHUR STREET WILLIAMSTOWN CF40 1ND

BR3522TP

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this larger than average end of terrace property of brick and stone construction beneath an interlocking pitched tile roof of to provide accommodation comprising of, an entrance porch, a lounge and sitting room, a kitchen diner, utility room, ground floor bathroom and utility room, four bedrooms and a first floor wc.

Arthur Street is situated just off the A4119 link road at Williamstown (Rhondda) being a short distance from Tonypany and only six miles from Talbot Green / J34 of the M4.

All amenities including schools and shops are within walking distance and staff at our Tonypany office will be pleased to arrange an accompanied viewing and provide more details local directions upon request.

THE ACCOMMODATION; Front garden with a dark grain wood pvc door giving access to the porch and internal doors to the lounge and sitting room.

LOUNGE; 13'10" x 8'7" Front facing window, ceramic tiled fireplace and hearth with a fitted gas fire, papered ceiling.

SITTING ROOM; 13'10" x 12' Front facing window, fitted gas fire and central heating back boiler (not tested), wall alcove cupboard, picture rail, papered ceiling access to the hallway.

HALLWAY; Stairs to the first floor, access to the kitchen, utility room and bathroom.

KITCHEN / DINER; 10'10" x 10' Rear facing window, fitted kitchen to include a range of base and wall units finished in white and grey melamine with contrasting worktops. Ceramic tiled walls to the worktop areas, single drainer, plumbing connections for a dishwasher, under stairs storage cupboard, electric cooker point, papered ceiling.

UTILITY ROOM; 7'6" x 6' Front facing window, fitted base and wall cupboards. Single drainer, plumbing connections for a washing machine, textured ceiling.

BATHROOM; Comprising a three piece suite, finished in pearl white to include a bath with a mixer tap shower above, a pedestal wash hand basin and low level wc, PVC panelled walls, plastered ceiling with inset spot lighting, rear facing window.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, rear facing window, access to each bedroom.

BEDROOM ONE; 14'3" x 9'8" Front facing window, fitted wardrobes, papered ceiling.

BEDROOM TWO; 14' x 10' Front facing window, papered ceiling.

BEDROOM THREE; 9'9" x 9' Rear facing window, airing cupboard, papered ceiling.

BEDROOM FOUR; 12'4" x 7'4" Rear facing window, mirror door wardrobes, textured ceiling.

FIRST FLOOR WC; Comprising a low level wc and wash hand basin, rear facing window, access off the landing.

EXTERIOR; Enclosed rear garden with brick built out buildings for storage shed and separate garage, side access to the rear garden.

ENERGY RATING; Current = E49 Potential = C78 (full epc available on request or via the on line epc register).

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 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, several power points and the windows are of upvc double glazed specification. This property is larger than average, requires upgrading and offers potential for re-development, subject to planning permission.

ASKING PRICE; £96,500

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.

PHOTO GALLERY

