

Barbara Rees

*Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.*

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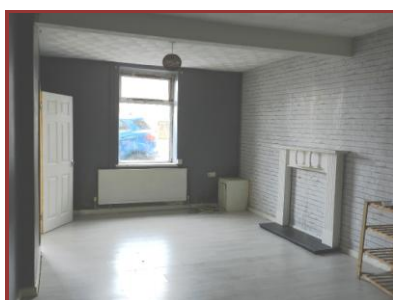
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BR3524TP/050320

FOR SALE BROCKS TERRACE TREBANOG PORTH ASKING PRICE £ 69,950



MAIN FEATURES

**MID TERRACE HOUSE, ENTRANCE PORCH, LOUNGE / DINER, KITCHEN
GROUND FLOOR BATHROOM, THREE BEDROOMS, ENCLOSED REAR GARDEN
FREEHOLD, ALL MAINS SERVICES
GCH & DG, NO ONWARD CHAIN, OFFERS INVITED**

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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Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3524TP

BROCKS TERRACE TREBANOG PORTH CF39 9YS

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 a synthetic slate roof to provide accommodation comprising of, an entrance porch, lounge/diner, kitchen, ground floor bathroom and three bedrooms.

Brocks terrace is located at Trebanog Porth, where all amenities are close by.

Staff at our Tonypany office will be pleased to provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Pavement entrance and upvc double glazed door leading to the hallway, internal door to the lounge, under stair storage cupboard, laminate flooring, textured ceiling.

LOUNGE / DINER; 20'7" x 12'1" Front facing window, laminate flooring, textured ceiling, access to the kitchen.

KITCHEN; 14'2" x 7'10" Fitted base and wall units finished in white with contrasting grey worktops. Tiled walls to the worktop area, single drainer, gas cooker point, plumbing connections for a washing machine. Plaster skimmed ceiling, rear facing window access to the bathroom and stairs to the first floor, rear facing exit door leading out to the garden.

BATHROOM; Comprising a three piece suite in pearl white to include a bath, wc and wash hand basin. Tiled walls to the splash back areas, rear facing window. Wall mounted Potterton combination gas central heating boiler, plaster skimmed ceiling.

FIRST FLOOR; Staircase leading from the kitchen to the first floor landing, access to each bedroom and the loft.

BEDROOM ONE; 12'5" x 8'4" Front facing window, coved and textured ceiling.

BEDROOM TWO; 9'8" x 6'10" Front facing window, coved and textured ceiling.

BEDROOM THREE; 12'9" x 8' Rear facing window, plaster skimmed ceiling.

EXTERIOR; Enclosed rear garden with a brick built storage shed and rear pedestrian access.

ENERGY RATING; Awaiting.

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), double glazing, several power points, tv and telephone points. The property is vacant and offers potential for improvement and all genuine and reasonable offers will be considered.

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.

