

Barbara Rees

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

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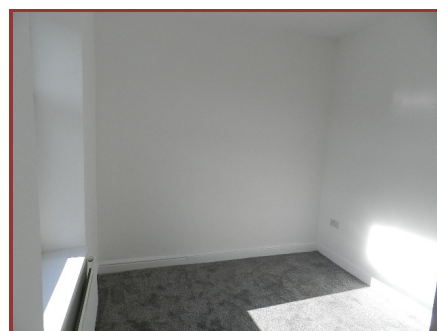
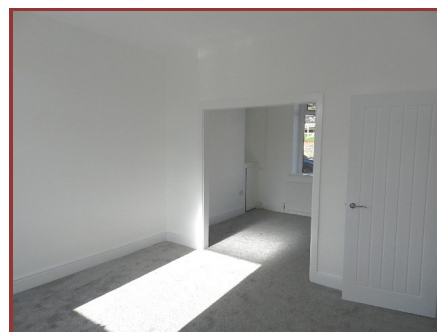
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BR3547TP/1020

FOR SALE GARTH ROAD TREALAW ASKING PRICE £ 129,950



MAIN FEATURES

**QUIET SIDE STREET & POPULAR LOCATION
IMPROVED & MODERNISED
THREE STOREY MID TERRACE HOUSE
ENTRANCE PORCH & HALLWAY
THROUGH LOUNGE THREE BEDROOMS
L.G.F. KITCHEN DINING ROOM & BATHROOM
ENCLOSED GARDEN & OUTBUILDINGS
DOUBLE GARAGE FREEHOLD
ALL MAINS SERVICES GCH & DG**

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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BR3547TP

GARTH ROAD TREALAW RHONDDA CF40 2UZ

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this improved and modernised, pavement fronted three storey mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch & hallway, a through lounge, lower ground floor kitchen / diner and utility room combined, a bathroom, three bedrooms plus a double garage.

Garth road is a quiet side street situated in a popular location in Trealaw, Rhondda, where all amenities are nearby and staff at our Tonypany office will be pleased to provide local directions upon request.

THE ACCOMMODATION; Pavement entrance and upvc front door leading to the porch and hallway, stairs to the first floor access to the lounge.

LOUNGE / DINER; 21' x 12' Through lounge with front and rear facing windows, open plan double doorway to the centre of the room, wall alcoves and cupboards (one housing a combination gch boiler - not tested), staircase leading to the lower ground floor, plaster skimmed ceiling.

LOWER GROUND FLOOR;

KITCHEN DINER / UTILITY ROOM; 20' x 11'7" (L shaped room with measurements taken at the longest and widest points). Fitted kitchen comprising a range of base and wall units finished in high gloss pearl white with contrasting black worktops and tiled walls to the worktop areas, single drainer, built under oven, ceramic hob, chimney style extractor fan cooker hood, low level L.E.D lighting, tiled floor, dining / utility area, plumbing connections for a washing machine, space for a fridge freezer, access to the bathroom, rear facing windows and dgpvc door leading out to the garden, plaster skimmed ceiling.

BATHROOM; Comprising a three piece suite finished in pearl white to include a bath with mixer tap shower and glazed shower screen, a close coupled wc, pedestal wash hand basin, tiled floor and bath enclosure, plaster skimmed ceiling.

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

BEDROOM ONE; 11'9" x 8' Front facing window, plaster skimmed ceiling .

BEDROOM TWO; 8'6" x 7' front facing window, access to the loft, plaster skimmed ceiling .

BEDROOM THREE; 9'6" x 8'10" Rear facing window, plaster skimmed ceiling.

EXTERIOR; Enclosed rear garden with outbuildings / storage sheds and a double garage with lane access.

ENERGY RATING; Current C = 71 Potential B = 89 Full epc available for inspection at our office or via the online 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 s system of gas fired central heating (not tested), several power points, TV telephone and telephone points. The windows and doors are of upvc dg specification and the property has been refurbished with internal viewing highly recommended.

ASKING PRICE; £ 129,950

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.

