

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3003TP/0121

FOR SALE BAGLAN STREET TREHERBERT TREORCHY ASKING PRICE £ 79,950



MAIN FEATURES
THREE STOREY MID TERRACE HOUSE
ENTRANCE HALL LOUNGE KITCHEN / DINER
THREE BEDROOMS BATHROOM
REAR GARDEN FREEHOLD ALL MAINS SERVICES
GCH & PARTIAL DG NO CHAIN & OPEN TO OFFERS

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 & Tonypandy
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Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3003TP

BAGLAN STREET TREHERBERT TREORCHY CF42 5AR

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted, three storey mid terrace dwelling of traditional construction, with solid masonry elevations beneath a synthetic slate roof to provide accommodation comprising of, an entrance hall, a lounge, lower ground floor kitchen / diner and bathroom, three first floor bedrooms.

Baglan street is located on the A4061 at Treherbert near Treorchy and all amenities are nearby.

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance via a upvc door, entrance hall with stairs to the lower ground and first floors, access to the lounge, rear facing window.

LOUNGE; 22' x 12'3" front and rear facing windows, feature fireplace with shelving and wall alcoves, boiler cupboard housing a combination gch boiler (not tested).

KITCHEN / DINER; 13'2" x 11'10" lower ground floor dining area with open plan access to the kitchen (measuring 9'4" x 9'2") fitted kitchen, gas and electric cooker points, single drainer, plumbing connection for a washing machine, access to the bathroom, rear facing window, exit porch and door leading out to the rear garden.

BATHROOM; Comprising a three piece suite to include a bath with mixer tap shower, a wash hand basin and wc.

FIRST FLOOR; Stairs from the hallway to the first floor landing, rear facing window, access to each bedroom and the loft.

BEDROOM ONE; 12'8" x 8'7" front facing window.

BEDROOM TWO; 9'6" x 7'2" front facing window.

BEDROOM THREE; 10'7" x 9'8" rear facing window.

EXTERIOR; Rear garden.

ENERGY RATING; 71 = C. Potential 88 = B.

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 seller verbally advises 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 and telephone points and some of the windows and rear door is of upvc specification. The property is offered with full and immediate vacant possession 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.

