

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

BR3558TP/0221

FOR SALE PRIMROSE STREET TONYPANDY ASKING PRICE £137,500



MAIN FEATURES
IMMACULATELY PRESENTED MID TERRACE HOUSE
IN A SOUGHT AFTER & POPULAR LOCATION
ENTRANCE HALL LOUNGE / DINER KITCHEN FOUR BEDROOMS
TWO BATHROOMS GCH & DG FREEHOLD ALL MAINS SERVICES
MUST BE VIEWED TO BE APPRECIATED

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 & or 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 & Tonypandy
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Registered Office 144a Crwys Road Cardiff CF24 4NR*

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PRIMROSE ST TONYPANDY CF40 1BW

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this improved modernised and extended, pavement 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 large lounge, kitchen diner, four bedrooms and two bathrooms.

Primrose Street is a sought after location situated in Tonypandy where all amenities are nearby.

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and glazed upvc panelled door giving access to the entrance hall, double doors to the lounge, stairs to the first floor, plaster skimmed ceiling, laminate flooring.

LOUNGE / DINER; 21' x 12'10" Front facing window, feature fireplace, wall alcove and cupboard, under stairs storage, laminate flooring, coved and plaster skimmed ceiling, glazed panel door leading to the kitchen.

KITCHEN; 13'6" x 9" Fitted kitchen to comprising an extensive range of base and wall units finished in high gloss cream with contrasting grey worktops and ceramic tiled walls to the worktop areas. Built in appliances to include an integrated, oven / grill, microwave, ceramic hob, chimney style extractor fan cooker hood, fridge / freezer. Pelmet and cornice coving, single drainer, laminate flooring, rear facing window and exit door, coved and plaster skimmed ceiling, access to the lobby.

LOBBY; Lobby area with plumbing connections for a washing machine and space for a tumble dryer, built in cupboard and access to the ground floor bathroom.

BATHROOM; Comprising a three piece suite finished in pearl white, with grey / black trim, to include a bath with a mixer tap shower above, glazed panel shower door, an inset vanity wash hand basin, low level wc, tiled walls and floor, coved and textured ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, spindles and balustrading to the landing area, access to three bedrooms, the loft and a secondary landing which leads to bedroom one and the bathroom, wall mounted combination gas boiler, part carpet / part vinyl flooring, coved and textured ceiling.

BEDROOM ONE; 12'9"x 9'2" Rear facing window, laminate flooring, coved and textured ceiling.

BEDROOM TWO; 13' x 8'7" Front facing window, fitted wardrobes, laminate flooring, coved and textured ceiling.

BEDROOM THREE; 10'3"x 7'7" Velux skylight roof window, wall alcoves with fitted shelving. coved and textured ceiling.

BEDROOM FOUR; 10'3"x 7'2" Front facing window, laminate flooring, coved and textured ceiling.

SHOWER ROOM; Comprising a glazed panel corner shower enclosure with an electric shower unit, a vanity unit wash hand basin, low level wc, tiled walls, vinyl flooring, rear facing window, coved and plaster skimmed ceiling.

LOFT ROOM; Accessed off the main landing via a pull down ladder (boarded and converted for storage purposes).

EXTERIOR; Enclosed rear garden laid to patio stone and artificial grass, garden storage shed and open rear facing views of the surrounding vale.

ENERGY RATING; D=68 (full epc available from our Tonypandy office 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 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 a system of gas fired central heating (not tested), several power points, tv and telephone points and the exterior windows and doors are of upvc double glazed specification. The property is immaculately presented having been extended, improved and modernised and early internal viewing is highly recommended.

ASKING PRICE; £137,500

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial adviser.

Photo Gallery

