

# Barbara Rees

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

*103 Dunraven Street  
Tonypanyd Rhondda  
CF40 1AR*

*Tel: 01443 442444*

*Fax: 01443 421144*

*www.barbararees.com*

*E - mail: tonypanyd@barbararees.com*

**BR3555TP/0521**

## **FOR SALE NEW HOUSE BEDLINOG TERRACE - BEDLINOG ASKING PRICE £259,950**



### **MAIN FEATURES**

**NEW DETACHED HOUSE FINISHED TO A HIGH STANDARD  
ENTRANCE PORCH LOUNGE KITCHEN DINER  
THREE BEDROOMS (ONE EN SUITE) FAMILY BATHROOM  
REAR GARDEN & CAR PORT GCH & DG FREEHOLD ALL MAINS SERVICES  
MUST BE VIEWED INTERNALLY 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.*

**JPR  
JA**

*Offices in Cardiff & Tonypanyd  
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Registered Office 144a Crwys Road Cardiff CF24 4NR*

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**BR3555TP**

**NEW HOUSE BEDLINOG TERRACE BEDLINOG CF46 6SB**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this newly built, detached residential dwelling of timber framed construction, finished in a Grey K Rend overlain with an interlocking tiled roof to provide accommodation comprising of an open plan, lounge kitchen diner, a ground floor cloakroom, three bedrooms (one en suite) and a bathroom.

Bedlinog terrace is located in a quiet and semi rural setting, in an elevated position overlooking the lower parts of the village of Bedlinog, which enjoys picturesque views of the surrounding vale and countryside, being approximately 20 minutes to the North West of Pontypridd (via Abercynon / Treharris on the B4255).

The Brecon Beacons National park is a 40 minute drive to the North West, whilst the A470 (Abercynon) gives easy access to Pontypridd, Cardiff via the A470 and J32 of the M4 for journeys further afield.

Staff at our Tonypany office will be pleased to provide local directions upon request.

**EXTERIOR FRONT;** Pavement entrance and internal access via a leaded light glazed panel door leading to the porch / lounge, side car port with off road car parking.

**LOUNGE / KITCHEN / DINER;** 26' x 17'6'' Open plan lounge / kitchen / diner with a porch and access to the cloakroom, front and rear facing windows, under stairs storage cupboard, stairs to the first floor, rear facing patio doors.

Open plan kitchen / dining area with a quality fitted kitchen comprising a range of base and wall units finished in matt grey with chrome trim and contrasting worktops, tiled walls to the worktop areas, integrated appliances including an oven, hob, microwave and chimney style extractor fan cooker hood, single drainer, breakfast bar, space for a fridge freezer and plumbing connection for a washing machine.

The plaster skimmed ceilings have individual hanging decorative lights and several inset spotlights, whilst the flooring is finished in a high gloss laminate (to the kitchen / dining area) and carpet to the lounge.

**CLOAKROOM:** Accessed via an oak panel door and comprising a pearl white suite to include a close coupled wc and inset vanity wash hand basin, tiled walls to the splash back areas. wall mounted combination gas central heating boiler, high gloss laminate flooring and plaster skimmed ceiling with inset spot lighting.

**FIRST FLOOR STAIRS & LANDING;** Staircase with spindles and balustrading leading from lounge to the first floor landing, solid oak panel doors giving access to each bedroom, plaster skimmed ceiling with inset spot lighting, rear facing window.

**MASTER BEDROOM;** 11'8'' x 10'3'' Front facing window, plaster skimmed ceiling with inset spot lighting, en suite shower room comprising a three piece shower suite finished in pearl white with chrome trim and a glazed door shower enclosure with mixer tap shower attachment, inset vanity wash hand basin, close coupled wc, touch screen illuminated mirror, tiled walls to the splash back areas and vynolay flooring.

**BEDROOM TWO;** 10'5'' x 10'3'' Front facing window, plaster skimmed ceiling with inset spot lighting and access to the loft.

**BEDROOM THREE;** 9'6'' x 7' Rear facing window, plaster skimmed ceiling with inset spot lighting.

**BATHROOM;** Comprising a pearl white, three piece suite to include a corner glazed panel shower enclosure with mixer tap shower attachment, inset vanity wash hand basin and a close coupled wc, touch screen illuminated mirror, rear facing window, tiled walls to the splash back areas and vynolay flooring.

**EXTERIOR;** Side car port with parking for two vehicles, enclosed rear patio garden and upper level garden.

**ENERGY RATING;** Current C = 77, Potential B = 88 (the full EPC is available for inspection at our Tonypany office or online).

**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 advised 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), several power points, tv and telephone points and the exterior windows and doors are of upvc double glazed specification. Internal viewing is highly recommended, please call to discuss purchaser incentives and book your accompanied viewing either via ourselves or our joint agent Messrs James Dean of Abergavenny.

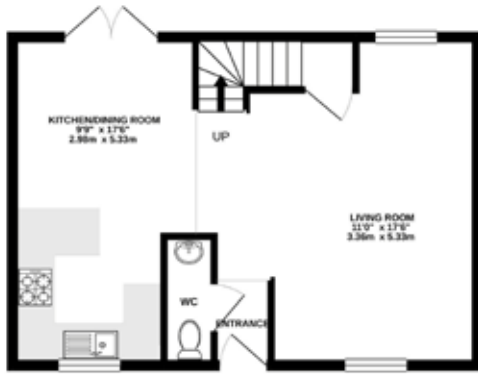
**ASKING PRICE;** £259,950

**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.



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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