

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3780TP / 0621

FOR SALE HENDREFADOG STREET TYLORSTOWN FERNDALE ASKING PRICE £69,950



MAIN FEATURES
MID TERRACE HOUSE
FOR SALE WITH NO CHAIN
LOUNGE & DINING ROOM KITCHEN
THREE BEDROOMS
GROUND FLOOR BATHROOM
REAR GARDEN GCH & DG FREEHOLD
ALL MAINS SERVICES
POTENTIAL FOR IMPROVEMENT

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
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3780TP

16 HENDREFADOG STREET TYLORSTOWN, FERNDALE CF43 3DG

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 an interlocking pitched tile roof to provide accommodation comprising of an entrance porch, two reception rooms, a kitchen, three bedrooms and a ground floor bathroom.

Hendrefadog Street is a popular side street located in Tylorstown, Rhondda and all amenities are nearby.

Staff at Barbara Rees Tonypany will be pleased to provide local directions upon request.

THE ACCOMMODATION; Pavement entrance and leaded light UPVC glazed panelled door leading to the entrance porch, stairs to the first floor, access to the lounge.

LOUNGE; 13'9" x 10'5" Front facing window, access to the kitchen, dining room, bathroom, under stairs storage area and textured Ceiling.

DINING ROOM; 14' x 7'6" Front facing window, textured ceiling.

KITCHEN; 11'2" x 9'6" Fitted kitchen to include a range of white base and wall cupboards with contrasting black worktops and tiled walls to the worktop areas. Gas cooker point, single drainer, space for a fridge freezer, laminate flooring, textured ceiling, rear facing window and exit door.

BATHROOM; Comprising a three piece suite to include a bath with a shower above, a pedestal wash hand basin, closed coupled wc. tiled walls, boiler cupboard housing a gas central heating boiler (not tested).

FIRST FLOOR; Staircase leading from the entrance porch to the first floor landing, rear facing window, spindles and balustrading to the landing area, access to each bedroom and the loft.

BEDROOM ONE; 14' x 7'9" Front facing window, textured ceiling,

BEDROOM TWO; 14' x 6'10" Front facing window, textured ceiling,

BEDROOM THREE; 7'9" x 6'8" Rear facing window, textured ceiling,

EXTERIOR; Rear courtyard with steps leading up to a terraced garden.

ENERGY RATING; Current D = 66 Potential B = 88 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 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 (not tested), several power points, tv and telephone points and the exterior windows and doors are of upvc double glazed specification. The property is available with full and immediate vacant possession and no onward chain.

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.