

Barbara Rees

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

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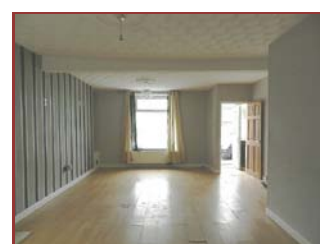
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BR3781TP/0621

FOR SALE MIDDLE TERRACE STANLEYTOWN FERNDALE ASKING PRICE £73,500



MAIN FEATURES
MID TERRACE HOUSE LOUNGE / DINER KITCHEN
TWO BEDROOMS BATHROOM ENCLOSED REAR GARDEN
FREEHOLD ALL MAINS SERVICES GCH & DG NO CHAIN
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
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BR3781TP

2A MIDDLE TERRACE, STANLEYTOWN, FERNDALE CF43 3ET

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, a lounge / diner, kitchen, two double bedrooms and a first floor bathroom.

Middle Terrace is a popular side street located in Stanleytown, Rhondda and all amenities are nearby.

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

THE ACCOMMODATION; Pavement entrance and UPVC door giving access to the entrance porch, internal door to the lounge.

LOUNGE / DINER; 22' x 15' Front and rear facing windows, feature fireplace under stairs storage cupboard, textured ceiling, access to the kitchen.

KITCHEN; 10'5'' x 8' Fitted kitchen to include a range of base and wall cupboards finished in beach with contrasting black worktops and tiled walls to the worktop areas. Single drainer Built under oven, gas hob, chimney style extractor fan cooker hood. Space for a fridge freezer and plumbing connections for a washing machine. Vinolay flooring, textured ceiling, side facing window and exit door leading out to the garden.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, rear facing window, wall mounted gas central heating boiler (not tested) landing storage cupboard, access to both bedrooms, the bathroom and the loft, textured ceiling,

BEDROOM ONE; 16'3'' x 7'8'' Front facing window, laminate flooring, textured ceiling,

BEDROOM TWO; 12'10'' x 7' Front facing window, built in cupboard, textured ceiling,

BATHROOM; Comprising a three piece suite finished in pearl white to include a bath, low level wc and pedestal wash hand basin. Tiled walls to the splash back areas, rear facing window and coved and textured ceiling.

EXTERIOR; Enclosed rear garden.

ENERGY RATING; Current E = 46 Potential C = 78 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; £73,500

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

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

