

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
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BR3798PP/1021

## FOR SALE LANWOOD ROAD GRAIGWEN PONTYPRIDD ASKING PRICE £ 141,500



**MAIN FEATURES**  
END OF LINK HOUSE  
SOUGHT AFTER LOCATION  
WITH PANORAMIC FRONT VIEWS  
ENTRANCE PORCH  
LOUNGE / DINER  
FITTED KITCHEN / UTILITY ROOM  
LARGE DOUBLE BEDROOM  
FIRST FLOOR BATHROOM  
FRONT & SIDE & REAR GARDEN AREAS  
ALLOCATED PARKING SPACE  
GCH & DG  
FREEHOLD & NO CHAIN



### 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.



Offices in Cardiff & Tonypandy  
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**BR3798PP**

**LANWOOD ROAD GRAIGWEN PONTYPRIDD CF37 2EP**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this end of link garden fronted two storey residential dwelling with face brick and alpine spar dashed elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch, a lounge / diner, fitted kitchen / utility room, one double bedroom and a first floor bathroom.

Lanwood road is a popular and sought after location situated in the Graigwen area of Pontypridd which enjoys open and panoramic views over Pontypridd and the surrounding vale.

All amenities are nearby and staff at our Tonypany office will be pleased to arrange an accompanied viewing. See the map inlay below for local directions.

**THE ACCOMMODATION;** Front garden and footpath leading to the entrance porch which is accessed via a upvc door and internal doorway giving access to the lounge.

**LOUNGE DINER;** 14'10" x 13'2" front facing window, under-stairs storage cupboard, stairs to the first floor, access to the kitchen , laminate flooring, plastered ceiling.

**KITCHEN / UTILITY;** 9'4" x 6'9" plus 6'2" x 2'10", L shaped kitchen / utility area comprising a range of base and wall units finished in high gloss pearl white with contrasting worktops and tiled walls to the worktop areas, built in oven, gas hob and chimney style extractor fan cooker hood, rear facing window and exit door, utility area with a combination boiler, plumbing connection for a washing machine, single drainer, space for a fridge freezer, plastered ceiling.

**FIRST FLOOR;** Staircase leading from the lounge to the first floor landing, under eaves storage cupboard, velux skylight roof window, access to the bedroom, bathroom and the loft.

**BEDROOM ONE;** 13'4" x 10' 3" double bedroom with a walk in wardrobe and front facing velux skylight roof window, plastered ceiling.

**BATHROOM;** Comprising a three piece suite finished in peal white to include a bath and mixer tap shower with a glazed shower screen, close coupled wc and wash hand basin, tiled walls to the splash back areas, rear facing velux skylight roof window, linen cupboard, vynolay flooring, textured ceiling.

**EXTERIOR;** Front and side gardens, rear patio garden, allocated car parking space (see location plan).

**ENERGY RATING;** Current = D / 60. Potential = C / 82.

**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 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 , several power points, tv and telephone points, double glazing windows and doors, and the property is available with immediate vacant possession and no onward chain. Please note we have not tested the services or any of the appliances in this property, accordingly, prospective purchasers should undertake their own enquires as to the adequacy and condition of any systems and or appliances included in the sale.

**ASKING PRICE;** £ 141,500 (o.n.o.).

**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.



