

Barbara Rees

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

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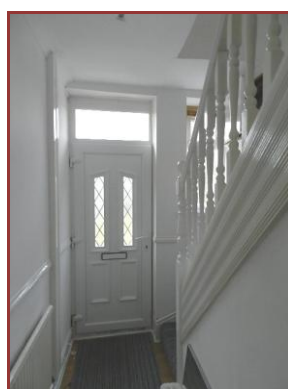
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BR3507TP/1021

FOR SALE GLENAVON TERRACE GILFACH GOCH ASKING PRICE £ 99,950



MAIN FEATURES

FORECOURT FRONTED MID TERRACE HOUSE WITH OPEN FRONTAL VIEWS
ENTRANCE PORCH LOUNGE DINER FITTED KITCHEN
THREE BEDROOMS BATHROOM ENCLOSED REAR GARDEN
GCH & DG FREEHOLD ALL MAINS SERVICES

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
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BR3507TP

GLENAVON TERRACE GILFACH GOCH CF39 8RB

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer sale this forecourt fronted mid terrace property with solid masonry elevations beneath a pitched roof to provide accommodation comprising of, an entrance porch, a lounge diner, fitted kitchen, lean too conservatory, ground floor bathroom and three bedrooms.

Glenavon terrace is a quiet side street with open west facing frontal views over the surrounding vale, being located just off high street in Gilfach Goch (B4564).

All amenities are within walking distance and staff at our Tonypany office will be pleased to provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Slightly raised front forecourt and upvc dg panel door leading to the entrance porch, stairs to the first floor, access to the lounge diner

LOUNGE / DINER; Front facing window, open plan access to the dining area, feature fireplace, dado rail, access to the kitchen

KITCHEN; Fitted kitchen finished in Pearl white with black granite worktops and built in appliances, access to the conservatory and bathroom, tiles walls and floor.

CONSERVATORY; Lean too conservatory / utility area with a rear facing window and door leading our to the garden, plumbing connection for a washing machine.

BATHROOM; Luxury bathroom suite to include a corner Jacuzzi bath with an electric shower, a close coupled wc and pedestal wash hand basin, tiled walls and floor.

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

BEDROOM ONE; Double bedroom with two front facing windows.

BEDROOM TWO; Front facing window.

BEDROOM THREE; Rear facing window.

EXTERIOR; Enclosed rear patio garden with lance access.

ENERGY RATING; Current D = 63, Potential B = 83.

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. The gch combination boiler is located in the loft and prospective purchasers should satisfy themselves as to the adequacy and condition of any appliances included in the sale. Room sizes are to be confirmed.

ASKING PRICE; £99,950

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.

