

# Barbara Rees

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

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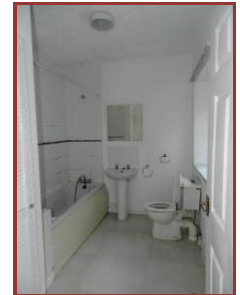
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BR3801TP/1121

## FOR SALE PARRY STREET, TYLORSTOWN FERNDALE ASKING PRICE £69,950



**MAIN FEATURES**  
**MID TERRACE HOUSE**  
**LOUNGE KITCHEN DINER TWO BEDROOMS**  
**FIRST FLOOR BATHROOM**  
**GCH & DG ALL MAINS SERVICES FREEHOLD**  
**IDEAL FOR A FIRST TIME BUYER OR TO RENT OUT**

### 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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**BR3801TP**

**11 PARRY STREET, TYLORSTOWN, FERNDALE CF43 3AT**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this traditionally built, pavement fronted, mid terrace dwelling with solid masonry elevations beneath a synthetic slate roof to provide accommodation comprising of, an entrance hall, a lounge, kitchen / diner, two bedrooms and a first floor bathroom.

The property would make an ideal first time purchase or it is suitable for letting, having previously been rented out to a long term tenant.

Parry Street is a popular location situated in Tylorstown Rhondda (A4233 – B4512), all amenities are nearby, see the map inlay below for local directions.

**THE ACCOMMODATION;** Pavement entrance and UPVC door giving access to the hallway, internal door leading to the lounge / diner, stairs to the first floor.

**LOUNGE;** 21' x 11'5'' Front facing window, plaster skimmed ceiling, laminate flooring, under stairs storage cupboard, access to the kitchen.

**KITCHEN / DINER;** 14'9'' x 8'6'' Fitted kitchen to include a range of base and wall cupboards, a single drainer, gas cooker point, plumbing connection for a washing machine, tiled walls to the worktop areas, tiled floor, textured ceiling, rear facing window and exit door.

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, rear facing window, spindles and balustrade to the landing area, access to both bedrooms, the bathroom and the loft.

**BEDROOM ONE;** 13'5'' x 8' Front facing window, laminate flooring, textured ceiling.

**BEDROOM TWO;** 10'3'' x 6'8'' Front facing window, textured ceiling.

**BATHROOM;** Comprising a three piece suite to include a bath, with a mixer tap shower attachment, a pedestal wash hand basin and wc. Tiled walls to the splash back areas, storage cupboard housing a combination gas central heating boiler ( not tested ). Rear facing window.

**EXTERIOR;** Split level enclosed rear garden with storage and patio areas.

**ENERGY RATING;** Current rating = 66 / D. Potential rating = 89 / B.

**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 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 (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. All genuine and reasonable offers will be considered.

**ASKING PRICE;** £69,950.

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

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

