

Barbara Rees

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

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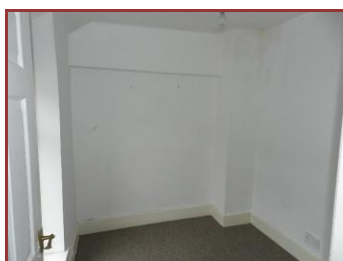
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BR3060PP/1221

FOR SALE THURSTON ROAD TRALLWN PONTYPRIDD ASKING PRICE £ 119,950



MAIN FEATURES
MID TERRACE HOUSE
IN A POPULAR LOCATION
IDEAL 1ST TIME PURCHASE
OR SUITABLE FOR RENTAL
ENTRANCE HALL
LOUNGE DINER & KITCHEN
GROUND FLOOR BATHROOM
TWO DOUBLE BEDROOMS
ENCLOSED GARDEN GCH & DG
FREEHOLD
NO ONWARD 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 & 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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BR3060PP

THURSTON ROAD TRALLWN PONTYPRIDD CF37 4RL

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 hall, a lounge diner, kitchen, rear lobby, ground floor bathroom and two double bedrooms.

The property would make an ideal first time purchase or it is suitable for investment and rental with Thurston road being a popular location situated in the Trallwn area of Pontypridd.

The town centre is a short distance from the house, along with the main bus terminal and local schools / shops and there is easy access to the nearby A470 trunk road with links to Cardiff and the M4..

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance, upvc door leading to the entrance hall, access to the lounge, stairs to the first floor.

LOUNGE DINING ROOM; 17'6" x 12'8" (at longest and widest points), front and rear facing windows, open seating area under the stairs, fitted access to the kitchen.

KITCHEN; 7'10" x 7' fitted base and wall units finished in white / grey, with contrasting worktops and tiled walls to the worktop areas, single drainer, built in oven, hob and extractor fan, plumbing connections for a washing machine, side facing window, access to the rear lobby.

REAR LOBBY; Access to the bathroom, side facing exit door.

GROUND FLOOR BATHROOM; Comprising a three piece pearl white shell suite, to include a bath, pedestal wash hand basin and wc, tiled walls and floor, rear facing window.

FIRST FLOOR; Staircase from the hallway to the first floor landing, spindles and balustrade, rear facing window, access to each bedroom.

BEDROOM ONE; 15' x 9' two front facing windows, boiler / airing cupboard.

BEDROOM TWO; 8'4" x 7'3" rear facing window, access to the loft.

EXTERIOR; Enclosed rear patio garden with lane access.

ENERGY RATING; Current = D / 63. Potential = B / 87.

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 with a combi boiler (not tested), several power points, tv and telephone points and the windows are of upvc specification. The property is available with immediate vacant possession and no onward chain and all genuine and reasonable offers will be considered

ASKING PRICE; £ 119,950.

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 advisor.

