

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3808TP/1221

FOR SALE AMOS HILL, PENYGRAIG ASKING PRICE £ 124,950



MAIN FEATURES

**NICELY PRESENTED MID TERRACE HOUSE
ENTRANCE HALL LOUNGE KITCHEN DINER
THREE BEDROOMS FIRST FLOOR BATHROOM
ENCLOSED GRADEN GCH & DG
FREEHOLD ALL MAINS SERVICES 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 & 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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BR3808TP

61 AMOS HILL PENYGRAIG, TONYPANDY CF40 1PP

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this nicely presented pavement fronted and extended, mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile and part flat roof, to provide accommodation comprising of an entrance hall, a lounge, kitchen / diner, three bedrooms and a first floor bathroom.

Amos hill is a popular and sought after location situated in Penygraig (Rhondda) and all amenities are nearby.

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and leaded light wood grain UPVC door giving access to the hallway, glazed panel door to the lounge, stairs to the first floor, textured ceiling.

LOUNGE; 20'5" x 11' Front and rear facing windows, feature fireplace, dado rail, textured ceiling, glazed panel door leading to the kitchen.

KITCHEN / DINER; 13' x 9'8" Fitted kitchen to include a range of base and wall units finished in a cream shaker style with chrome handles, contrasting worktops and tiled walls to the worktop areas. Built under oven, ceramic hob, single drainer and plumbing connections for a washing machine. Glass brick feature breakfast bar, dining area, under stairs storage area, suspended acoustic tiled ceiling, rear facing window and exit door leading out to the garden.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, spindles and balustrading to the landing area. access to each bedroom and the bathroom.

BEDROOM ONE; 12'5" x 7'8" Front facing tilt and turn window, laminate flooring and textured ceiling.

BEDROOM TWO; 9'4" x 6'3" Front facing tilt and turn window, access to the loft and textured ceiling.

BEDROOM THREE; 8'10" x 7'7" Rear facing tilt and turn window, wall mounted gas central heating boiler (not tested), laminate flooring, textured ceiling.

BATHROOM; Comprising a three piece suite finished in pearl white to include a bath with an electric shower above, a low level wc and pedestal wash hand basin. Ceramic tiled walls to the splash back areas, rear facing window and textured ceiling.

EXTERIOR; Enclosed rear patio garden with lane access.

ENERGY RATING; Current D = 68, Potential B = 87. 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 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 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; £124,950

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.

