

Barbara Rees

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

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

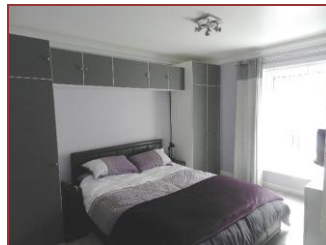
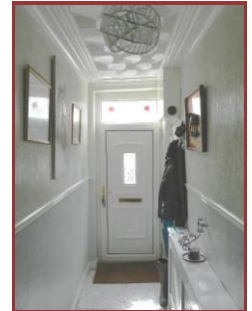
Fax: 01443 421144

www.barbararees.com

E - mail; tonypandy@barbararees.com

BR3823TP/0522

FOR SALE KENRY STREET TONYPANDY ASKING PRICE £ 137,500



MAIN FEATURES

**NICELY PRESENTED END OF TERRACE HOUSE
LOCATED IN A POPULAR SIDE STREET
ENTRANCE HALL LOUNGE DINER KITCHEN & UTILITY ROOM
THREE BEDROOMS FIRST FLOOR BATHROOM
ENCLOSED PATIO & LAWN GARDEN WITH SIDE & REAR LANE ACCESS
OPEN REAR FACING VIEWS OF THE SURROUNDING VALE
FREEHOLD ALL MAINS SERVICES
GCH & DG INTERNAL VIEWING RECOMMENDED**

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
Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3823TP

KENRY STREET TONYPANDY RHONDDA CF40 1DE

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this nicely presented pavement fronted, end of terrace residential 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 and utility room, three bedrooms, a first floor bathroom and basement storage.

Kenry street is a popular side street situated in Tonypanyd Rhondda where all amenities including schools, shops and leisure facilities, are nearby, plus there is easy access to the A470 & M4 for commuting purposes.

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement access, via a double glazed upvc front door leading to the entrance hall, gated side access and walkway to the rear patio and garden.

HALLWAY; Dado rail, stairs to the first floor, original moulded coved ceiling, access to the lounge.

LOUNGE / DINER; 21'10" x 12'10" open plan room with a front facing window and rear facing glass brick window, feature fireplace, wall alcoves, coved and textured ceiling, access to the kitchen.

KITCHEN; 11'2" x 8'8" Fitted kitchen to include a range of base and wall units finished in white, with contrasting tiled worktops and walls to the worktop areas, leaded light display units, pelmet and cornice coving, built in appliances including an oven, hob and extractor fan cooker hood, a single drainer, under stairs storage cupboard, rear facing window, side facing door leading to the utility room.

UTILITY ROOM; 6'6" x 6'5" plumbing connections for a washing machine, rear facing window and exit door.

FIRST FLOOR STAIRS & LANDING; Staircase leading from the hallway to the first floor landing, spindles and balustrade to the landing area, access to each bedroom and the bathroom, coved and textured ceiling.

BEDROOM ONE; 13' x 10' front facing windows, fitted wardrobes, coved and plaster skimmed ceiling.

BEDROOM TWO; 11'6" x 9' 2" side facing window, textured ceiling.

BEDROOM THREE; 10' x 6' Front facing window, fitted wardrobes, panelled ceiling, access to the loft.

BATHROOM; Good sized bathroom comprising a four piece suite to include a bath with mixer tap shower, a vanity unit wash hand basin, close coupled wc and separate glazed panel shower enclosure with a multi spray shower unit.

BASEMENT; Accessed via the patio garden (two rooms for storage purposes).

EXTERIOR; Enclosed patio & lawn garden with side & rear lane access and open panoramic views of the surrounding vale.

ENERGY RATING; Current = 62 / D. Potential = 84 / B. 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 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.

ASKING PRICE; £ 137,500.

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

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

