

Barbara Rees

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BR3836TP/0622

FOR SALE ARGYLE TERRACE LLWYNYP TONYPANDY RHONDDA ASKING PRICE £ 110,000



MAIN FEATURES
MID TERRACE COTTAGE
LOUNGE KITCHEN DINER
TWO BEDROOMS FIRST FLOOR BATHROOM
LARGE GARDEN WITH OPEN VIEWS
FREEHOLD GCH & DG
NICELY PRESENTED AND 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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BR3836TP

8 ARGYLE TERRACE LLWYNYPPIA TONYPANDY RHONDDA CF40 2JA

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this nicely presented traditionally built, mid terrace, cottage style dwelling with accommodation comprising of, a lounge, a kitchen diner, two double bedrooms and a first floor bathroom, plus a large front facing patio garden with open views of the surrounding vale.

Argyle Terrace is a popular location (situated near the local Asda store) approximately half way between Tonypany and Llwynypia.

All amenities are within walking distance, see the map inlay below for local directions.

THE ACCOMMODATION; Large terraced front garden (accessed off Llwynypia Road), upper level patio area, upvc front door leading to the kitchen, stairs to the first floor, access to the lounge.

LOUNGE; 14' x 11'9" Font facing window, feature fireplace, wall alcove, moulded plaster coved ceiling, laminate flooring, glazed panel door leading to the lobby and exit door (onto Argyle Terrace).

KITCHEN DINER; 13'5" x 8'5" Front and rear facing windows, fitted kitchen to include a range of base and wall units finished in white, with contrasting wood block effect worktops and panelled walls. Single drainer, gas and electric cooker point, wall mounted combination gas central heating boiler (not tested). Ceramic tiled floor, coved and plaster skimmed.

FIRST FLOOR; Staircase leading from the kitchen to the first floor landing, rear facing window, access to both bedrooms and the bathroom.

BEDROOM ONE; 13'6"x 8'6" Font facing window, coved and plastered skimmed ceiling.

BEDROOM TWO; 13'6" x 8'10" Font facing window, coved and plastered skimmed ceiling.

BATHROOM; Comprising a three piece shell suite finished in pearl white, to include a bath with an electric shower over, a close coupled wc, pedestal wash hand basin, ceramic tiled walls to the splash back areas. Front facing window, coved and plaster skimmed ceiling with inset spotlighting, laminate flooring.

EXTERIOR; Large front garden with open views of the surrounding vale, rear street access off Argyle Terrace.

ENERGY RATING; Current = 66 / D. Potential = 87 / 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 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 windows are double glazed. This property is offered with immediate vacant possession and no onward chain.

ASKING PRICE; £110,000.

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.

