

Barbara Rees

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

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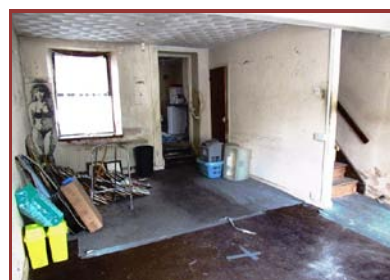
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BR3839TP/0722

FOR SALE BAGLAN STREET TREHERBERT RHONDDA ASKING PRICE £ 72,500



MAIN FEATURES
END TERRACE HOUSE
REQUIRING REFURBISHMENT
ENTRANCE PORCH
LOUNGE DINER & KITCHEN
THREE BEDROOMS
FIRST FLOOR BATHROOM
ENCLOSED REAR GARDEN
FREEHOLD ALL MAINS SERVICES
NO CHAIN & OFFERS INVITED

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 at Cardiff & Tonypanydŷ
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BAGLAN STREET TREHERBERT RHONDDA CF42 5AW

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted end of terrace property of traditional construction beneath a slate roof to provide accommodation comprising of an entrance porch, a lounge diner, kitchen, three bedrooms and a first floor bathroom.

The property requires refurbishment and is being sold as seen and viewed.

All amenities are nearby and Baglan street is located in Treherbert Rhondda, on the A4061, see the map inlay below for local directions.

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

EXTERIOR FRONT; Pavement entrance and front door leading to the porch, internal access to the lounge diner.

LOUNGE DINER; 21' X 14' front facing window access to the kitchen, stairs to the first floor.

KITCHEN; 15'9" x 8' 2" side facing window and exit door, single drainer, wall mounted gch boiler (not tested).

FIRST FLOOR; Stairs leading from the lounge to the first floor landing, access to each bedroom.

BEDROOM ONE; 14' x 9'6" two front facing windows.

BEDROOM TWO; 8'2" x 11'2" rear facing window.

BEDROOM THREE; 8' x 7'9" side facing window, access to the bathroom.

BATHROOM; Comprising a three piece suite to include a bath, a wc and wash hand basin, rear facing window.

EXTERIOR; Enclosed lower courtyard and upper level garden.

ENERGY RATING; Current F = 37 Potential B = 85 .

ASKING PRICE; £ 72,500

MORTGAGE; Available via our independent mortgage adviser, please request an appointment.

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 / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all fixtures and fittings, should be verified by the prospective purchaser or via the acting solicitors. The property requires improvement and is to be sold as seen and viewed. All genuine and reasonable offers will be considered.

