

Barbara Rees

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

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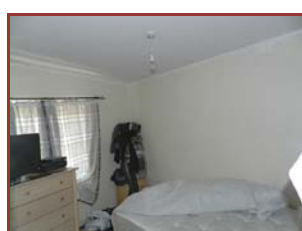
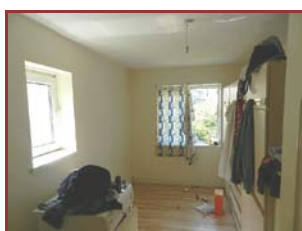
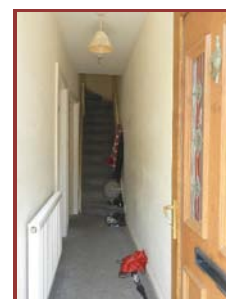
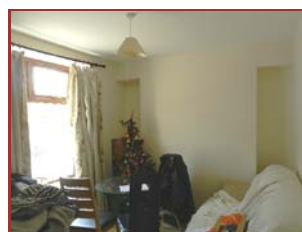
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BR3835TP/0722

FOR SALE PRIMROSE STREET TONYPANDY ASKING PRICE £129,950



MAIN FEATURES

**EXTENDED MID TERRACE HOUSE IN A SOUGHT AFTER LOCATION
LOUNGE DINING ROOM KITCHEN FOUR BEDROOMS
BATHROOM ENCLOSED GARDEN FREEHOLD DG & GCH**

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



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116 PRIMROSE STREET, TONYPANDY CF40 1BN

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this improved modernised and extended, 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, two reception rooms, a kitchen / conservatory, four bedrooms and a ground floor bathroom.

Primrose Street is a sought after location situated in Tonypandy Rhondda where all amenities are nearby.

Staff at our Tonypandy office will be pleased to provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Pavement entrance and wood-grain upvc door giving access to the entrance hall, internal doors to the lounge and sitting room, stairs to the first floor.

LOUNGE; 11'8" x 9'4" Front facing window, wall alcoves, laminate flooring and plaster skimmed ceiling.

DINING ROOM; 11'8" x 11' Open plan access to the conservatory and kitchen, under stairs storage, laminate flooring and plaster skimmed ceiling,

KITCHEN / CONSERVATORY; 16'2" x 9'6" Fitted kitchen to include a range of base and wall units finished in high gloss pearl white with contrasting black worktops and ceramic tiled walls to the worktop areas. Single drainer, electric cooker point, chimney style extractor fan cooker hood, breakfast bar, ceramic tiled floor, plaster skimmed ceiling, access to the bathroom, rear facing patio doors.

BATHROOM; Comprising a three piece suite finished in pearl white, to include a bath with a mixer tap shower above, a pedestal wash hand basin, close coupled wc, ceramic tiled walls to the splash back areas, wall mounted combination gas central heating boiler (not tested), rear facing window, ceramic tiled floor, plaster skimmed ceiling.

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 loft.

BEDROOM ONE; 12'7"x 7'10" Side and rear facing windows, laminate flooring, plaster skimmed ceiling.

BEDROOM TWO; 12'2"x 7'10" Front facing window, laminate flooring plaster skimmed ceiling.

BEDROOM THREE; 9'10"x 8'3" Rear facing windows, laminate flooring, plaster skimmed ceiling.

BEDROOM FOUR; 8'3"x 6'10" Front facing window, laminate flooring, plaster skimmed ceiling.

EXTERIOR; Enclosed rear garden with lane access.

ENERGY RATING; Current C = 73, Potential B = 90. 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 exterior windows and doors are of upvc double glazed specification.

ASKING PRICE; £129,950

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.

