

Barbara Rees

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

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BR3842TP/0722

FOR SALE NORTH AVENUE GADLYS ABERDARE ASKING PRICE £ 84,950



MAIN FEATURES
TWO STOREY MID TERRACE HOUSE
ENTRANCE PORCH LOUNGE / DINER
KITCHEN & GROUND FLOOR BATHROOM
TWO BEDROOMS FREEHOLD ALL MAINS SERVICES GCH
IDEAL 1ST TIME PURCHASE OR SUITABLE FOR RENTAL & INVESTMENT
NO ONWARD 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 & 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.

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Offices in Cardiff & Tonypandy
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3 NORTH AVENUE, GADLYS, ABERDARE CF44 8BB

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted mid terrace house with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch, a lounge diner, kitchen and ground floor bathroom, plus two bedrooms.

The property would make an ideal first time purchase or alternatively it is suitable for rental / investment

North avenue is located in the popular, Gadlys area, of Aberdare and all amenities are nearby / within walking distance.

See the map inlay below for local directions.

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

THE ACCOMMODATION; Pavement front and upvc door leading to the entrance porch with access to the lounge

LOUNGE DINER; 18'1" x 14' 1" Two front facing windows, feature fireplace, stairs to the first floor, access to the kitchen.

KITCHEN; 11' x 7' 10" Fitted kitchen with a range of base and wall units, rear facing window, access to the bathroom, rear facing exit door.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, access to both bedrooms.

BEDROOM ONE; 10'1 x 6'6" Front facing window

BEDROOM TWO; 13'x9" x 9' Front facing window.

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

EXTERIOR; Enclosed rear garden.

ENERGY RATING; Current D = 58, 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 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 gas fired combination boiler / gch system (not tested), several power points, TV and a telephone point. The property offers potential for improvement and is being sold with no onward chain.

ASKING PRICE; £ 84,950

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

