

# Barbara Rees

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

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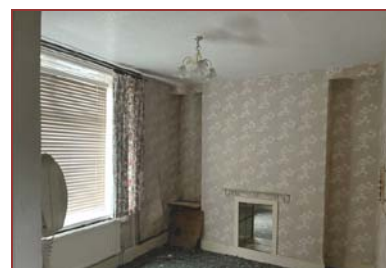
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BR3848TP/0822

## FOR SALE GWENDOLINE STREET TREHERBERT RHONDDA ASKING PRICE £69.950



### MAIN FEATURES

**MID TERRACE HOUSE, ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN,  
CONSERVATORY & BATHROOM. TWO BEDROOMS, ENCLOSED REAR GARDEN,  
FREEHOLD ALL MAINS SERVICES POTENTIAL FOR IMPROVEMENT  
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 & 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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Registered Office 144a Cruys Road Cardiff CF24 4NR



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## 82 GWENDOLINE STREET TYNEWYEDD TREHERBERT RHONDDA CF42 5BP

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath a interlocking pitch tile roof to provide accommodation comprising of an entrance porch and hallway, two reception rooms, a kitchen, conservatory and two bedrooms plus a ground floor bathroom.

Gwendoline street is situated in Tynwydd, Treherbert, Rhondda, were all amenities are close by.

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

**THE ACCOMMODATION;** Pavement entrance, upvc front door giving access to the porch, glazed panel door leading to the hallway, internal doors to the lounge and sitting room, staircase to the first floor.

**LOUNGE;** 11'5" x 9'8" Front facing window, wall alcoves.

**DINING ROOM;** 11'10" x 10'10" Rear facing window, Feature fireplace with a gas fire, an under stairs storage cupboard and access to the kitchen.

**KITCHEN;** 9'10" x 8'15" Side facing window, fitted base and wall units, exit door leading out to the conservatory, single drainer, gas cooker point and access to the bathroom.

**BATHROOM;** Comprising a three piece suite finished in pearl white to include a walk in shower, wc and wash hand basin, separate storage area, side and rear facing windows.

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, rear facing window, access to both bedrooms and the loft.

**BEDROOM ONE;** 15'2" x 11' Two front facing windows, fitted wardrobes.

**BEDROOM TWO;** 10' x 9'8" Rear facing window, airing cupboard housing a Worcester combination gas central heating boiler (not tested).

**EXTERIOR;** Enclosed rear garden and storage shed.

**ENERGY RATING;** Awaited

**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. The property requires improvement and is offered for sale with immediate vacant possession and no onward chain.

**ASKING PRICE;** £69,950

**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.

