

Barbara Rees

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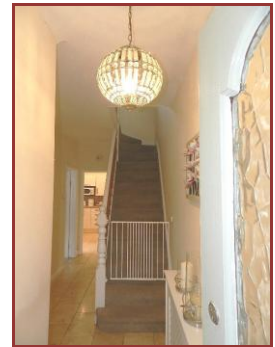
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BR3851TP/0922

FOR SALE CEMETERY ROAD, PORTH ASKING PRICE £ 174,950



MAIN FEATURES

NICELY PRESENTED

END OF TERRACE HOUSE

SOUGHT AFTER LOCATION

LOUNGE DINER KITCHEN & UTILITY

GROUND FLOOR CLOAKROOM

TWO DOUBLE BEDROOMS

BATHROOM ENCLOSED GARDEN

OFF ROAD CAR PARKING

GCH & DG FREEHOLD

EARLY VIEWING RECOMMENDED

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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BR3851TP

CEMETERY ROAD, PORTH RHONDDA CF39 0BH

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this nicely presented forecourt garden and single bay fronted, end of terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof, to provide accommodation comprising of, an entrance porch and through hallway, a lounge diner, fitted kitchen, utility room and cloakroom, two bedrooms and a first floor bathroom.

Being located on Cemetery Road Porth, where all amenities are nearby, the property would make an ideal family home and staff at our Tonypany office will be pleased to provide local directions upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Forecourt garden and side footpath, light wood-grain upvc glazed panel door giving access to the entrance porch, inner door to the hallway, access to the lounge and kitchen, stairs to the first floor, under-stairs storage, tiled floor, coved ceiling.

LOUNGE / DINER ; 20' 10" x 12' Front facing walk in bay window, rear facing French doors, feature fireplace with an open hearth and log burner, coved and plaster skimmed ceiling.

KITCHEN; 10'4" x 10'2" Fitted kitchen to include a range of base and wall units finished in high gloss cream with brushed aluminium trim and contrasting wood block worktops, tiled walls to the worktop areas, ceramic sink / drainer, built in appliances to include a bosch oven, a ceramic hob and chimney style extractor fan cooker hood, integrated fridge freezer and dishwasher, side facing window and exit door, tiled floor, coved and plaster skimmed ceiling with inset spotlighting, access to the utility room.

UTILITY ROOM; Plumbing connection for a washing machine, wall mounted gch boiler, rear facing window, plaster skimmed ceiling, access to the ground floor cloakroom.

CLOAKROOM; Comprising a wash hand basin and close coupled wc, chrome towel rail, rear facing window, tiled floor, plaster skimmed ceiling.

FIRST FLOOR; Staircase with spindles and balustrade leading from the hallway to the first floor landing, rear facing window, access to each bedroom, the bathroom and the loft, built in storage cupboard.

BEDROOM ONE; 12'6" x 9' Front facing window, coved and plaster skimmed ceiling.

BEDROOM TWO; 12'5" x 7'5" front facing window, coved and plaster skimmed ceiling.

BATHROOM; Comprising a three piece suite finished in pearl white, to include a bath with a shower above, a vanity unit wash hand basin, a close coupled wc, tiled walls and floor, large towel rail, rear facing window, plaster skimmed ceiling with inset spot lighting.

EXTERIOR; Enclosed rear court yard, upper level patio, vehicular driveway and lane access, garden storage shed (formerly a garage and easily converted back to a single garage).

ENERGY RATING; Current = 50 / E. Potential = 80 / C. 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 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 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. The property benefitted from a programme of refurbishment (by the present owner at the time of it's acquisition) and is nicely presented with internal viewing highly recommended. Furthermore, the seller is moving to a property that is vacant and thus, the end of the upward chain.

ASKING PRICE; £ 174,950.

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.

