

Barbara Rees

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BR3897TP/0223

FOR SALE GLYNRHONDDA STREET TREORCHY CF42 6DE ASKING PRICE £ 84,950



MAIN FEATURES
IDEAL FIRST TIME PURCHASE
MID TERRACE HOUSE LOUNGE & DINING ROOM
TWO DOUBLE BEDROOMS KITCHEN & BATHROOM
WELL MAINTAINED GARDEN
FREEHOLD GCH & DG 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.



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GLYNRHONDDA STREET TREORCHY CF42 6DE

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this delightful, pavement fronted, mid terrace house of traditional construction with solid masonry elevations finished in a painted roughcast cement render, beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance hall , a lounge, dining room, kitchen and ground floor bathroom. plus two double bedrooms.

Glynrhondda Street is a popular and quiet side street located to the northern end of the award winning town centre of Treorchy (Rhondda).

All amenities are within walking distance and the property is offered for sale with full and immediate vacant possession and no onward chain, thus making it an ideal first time purchase or suitable for letting and investment.

See the map inlay below for local directions.

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

THE ACCOMMODATION; Pavement entrance via a upvc door leading to the hallway, internals doors to the lounge and dining room.

LOUNGE; 11' x 9'10" front facing window, feature fireplace, wall alcoves, papered ceiling.

DINING ROOM; 10'8" x 8'8" rear facing window, gas fire and marble hearth, access to the lobby, staircase to the first floor.

LOBBY; Access to the kitchen and bathroom.

KITCHEN; 10'1" x 8'1" fitted base and wall units, single drainer, electric cooker point, plumbing connections for a washing machine, airing cupboard housing a Worcester combination GCH boiler (not tested), rear facing window and exit door leading out to the garden.

BATHROOM; Comprising a three piece suite to include a bath, wc and wash hand basin, rear facing window, tiled walls to the splash-back areas.

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

BEDROOM ONE; 14' x 9'3" front facing window, coved and textured ceiling.

BEDROOM TWO; 11'2"x 10'4" rear facing window, textured ceiling.

EXTERIOR; Enclosed and well maintained (relatively flat), patio garden with a brick / block built storage shed and rear lane access.

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 seller 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 with a modern combination boiler (not tested), several power points TV and telephone points and the exterior windows and doors are of upvcg specification

ASKING PRICE; £ 84,950.

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

