

# Barbara Rees

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BR3898TP/0323

## FOR SALE CAEMAWR GARDENS PORTH RHONDDA ASKING PRICE £ 295,000



**MAIN FEATURES**  
**RARELY AVAILABLE**  
**LINK DETACHED HOUSE**  
**IN A SOUGHT AFTER LOCATION**  
**ENTRANCE PORCH & CLOAKROOM**  
**LOUNGE SITTING & DINING ROOM**  
**FITTED KITCHEN BATHROOM**  
**THREE BEDROOMS**  
**ENCLOSED REAR PATIO GARDEN**  
**OPEN VIEWS OF**  
**THE SURROUNDING VALE**  
**FREEHOLD DG & GCH**  
**NO ONWARD CHAIN**  
**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 & 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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**CAEMAWR GARDENS PORTH RHONDDA CF39 9DB**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this rarely available “link detached” residential dwelling, in the sought after location of Caemawr Gardens Porth.

The property is of traditional cavity wall construction beneath an interlocking pitched tile roof and the accommodation comprises, an entrance porch and cloakroom, three reception rooms, a kitchen diner, three bedrooms and a first floor bathroom, all complimented by a front driveway with off road parking, a large split level rear patio garden, finished in herring-bone paving and enjoying open and panoramic views of the surrounding vale.

All amenities are nearby including schools, shops and leisure facilities with bus and train stations within walking distance at Porth town centre.

See the map inlay below for local directions and contact any of our offices to arrange an accompanied viewing.

**THE ACCOMMODATION;** Front forecourt garden and driveway, leaded light pvc door giving access to the porch, inner door to the lounge, access to the cloakroom.

**CLOAK ROOM;** Comprising a wc and vanity unit wash hand basin, tiled walls to mid height, front facing window, textured ceiling.

**LOUNGE;** 18’4” x 12’8” front facing window, feature fireplace, stairs to the first floor, leaded light glazed panel doors giving access to the sitting and dining rooms, (oak wood block flooring currently covered by carpets), ornate moulded coved ceiling.

**SITTING ROOM;** 17’2” x 8’2” front facing window, built in meter cupboard, textured ceiling.

**DINING ROOM;** 11’ x 10’10” rear facing patio doors, fitted gas fire, leaded light glazed panel door leading to the kitchen, textured ceiling.

**KITCHEN DINER;** 15’10” x 9’10” fitted kitchen with an extensive range of maple base and wall units with bushed aluminium trim, contrasting worktops and tiled walls to the worktop and breakfast bar areas, double drainer, plumbing connections for a washing machine and dishwasher with white goods included, ceramic hob and extractor fan cooker hood, built in double oven and grill, glazed display wall cupboards, pelmet and cornice coving, space for a fridge freezer and slide out vertical storage draws, tiled floor, rear facing window and exit door, textured ceiling with rack spotlighting.

**FIRST FLOOR;** Staircase with ranch style handrails leading from the lounge to the first floor landing, side facing window, access to each bedroom, the bathroom, a landing storage cupboard and the loft.

**BEDROOM ONE;** 12’8” x 10’2” front facing window, fitted wardrobes and vanity unit, textured ceiling.

**BEDROOM TWO;** 11’ x 10’4” rear facing window, textured ceiling.

**BEDROOM THREE;** 9’5” x 8’5” front facing window, built in cupboard, textured ceiling.

**BATHROOM;** Comprising a pearl white bathroom suite to include a bath with mixer tap shower attachment and glazed panel shower enclosure, a vanity unit wash hand basin, close coupled wc, tiled walls and floor, rear facing window, textured ceiling.

**EXTERIOR;** Split level (large and flat) patio garden with open views of the surrounding vale.

**ENERGY RATING;** Current Rating = E / 53. Potential Rating = B / 81.

**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 with a radiators throughout and a modern combination boiler (not tested), several power points, tv and telephone points and the windows and doors are of upvc specification. The property is offered for sale with full and immediate vacant possession and no onward chain with all genuine and reasonable offers considered.

**ASKING PRICE;** £ 295,000.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via any of our offices.

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

