

Barbara Rees

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

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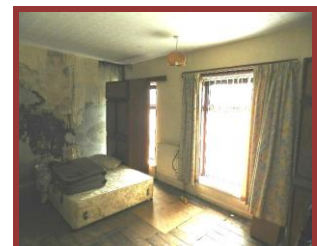
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BR3900TP/0523

FOR SALE HOLBORN TERRACE TONYPANDY ASKING PRICE £ 84,950



MAIN FEATURES

END OF TERRACE HOUSE IN A POPULAR LOCATION
ENTRANCE HALL LOUNGE DINER KITCHEN GROUND FLOOR
SHOWER ROOM THREE BEDROOMS FIRST FLOOR WC
FRONT PATIO GARDEN & DETACHED GARAGE
FREEHOLD ALL MAINS SERVICES NO 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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BR3900TP

HOLBORN TERRACE TONYPANDY CF40 1DH

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this garden fronted end of terrace dwelling of traditional construction, with solid masonry elevations, beneath a slate roof to provide accommodation comprising of, an entrance hall, a lounge diner, kitchen and ground floor lobby / shower room, three bedrooms and first floor wc / cloakroom, plus a detached garage for off road parking.

Holborn terrace is a popular side street located just uphill of Tonypany town centre (Dunraven Street) with access gained off Trinity road.

All amenities are within walking distance, see the map inlay for local directions.

THE ACCOMMODATION; Gated side entrance (off Trinity road), front patio garden with open views of the surrounding vale, access to the garage, front upvc leaded light door giving access to the hallway, stairs to the first floor, door to the lounge.

LOUNGE / DINER; 20'10' x 12' front and rear facing windows, access to the kitchen.

KITCHEN; 12'10" x 8' fitted base and wall units, single drainer, electric cooker point, plumbing connection for a washing machine, rear facing exit door and window, under stairs storage cupboard, access to the ground floor lobby which leads to the shower room.

SHOWER ROOM; Provision for a shower, wc and whb (facilities require fitting out).

FIRST FLOOR; Staircase leading from the hall to the first floor landing, access to each bedroom, the cloakroom / wc and the loft.

BEDROOM ONE; 15'2" x 11'3" good sized room with two front facing windows.

BEDROOM TWO; 10' x 9'4" rear facing window.

BEDROOM THREE; 9'2" x 8'4" side facing window.

CLOAKROOM; Comprising a whb and wc, airing cupboard housing a combination boiler (not tested), side facing window.

EXTERIOR; Rear courtyard with lane access, front patio garden and detached single garage with direct access off Trinity road.

ENERGY RATING; Current = 63 / D. Potential = 84 / B.

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 (not tested) several power points and the external windows and doors are of upvc specification. The property is available with immediate vacant possession and the seller has no onward purchase.

ASKING PRICE; £ 84,950.

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.

