

# Barbara Rees

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

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BR1427PP/0523

## FOR SALE BRYN RHEDYN COED Y CWM PONTYPRIDD ASKING PRICE £ 119,950



**MAIN FEATURES**  
**MODERN MID LINK HOUSE IN A POPULAR LOCATION**  
**LOUNGE KITCHEN DINER THREE BEDROOMS**  
**FIRST FLOOR BATHROOM GCH & DG**  
**OFF ROAD CAR PARKING**  
**FRONT & REAR GARDENS FREEHOLD & 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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BR1427PP

## BRYN RHEDYN COED Y CWM PONTYPRIDD CF37 3DP

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this modern garden fronted mid link house located in the popular Coed Y Cwm area of Pontypridd.

The property is constructed of cavity wall elevations finished in face brickwork beneath an interlocking concrete tiled roof to provide accommodation comprising of an entrance porch, a lounge, kitchen / diner three bedrooms and a first floor bathroom.

Coed Y Cwm is located just off the B4273 approximately half way between Pontypridd and Ynysybwl and all amenities are nearby.

**THE ACCOMMODATION;** Vehicular driveway and mature front garden, upvc'dg front door leading to the porch, access to the lounge, stairs to the first floor.

**LOUNGE;** 12'6" x 11'7" front facing window, under stairs storage cupboard, coved and textured ceiling, laminate flooring access to the kitchen.

**KITCHEN / DINER;** 14' 10" x 8'1" fitted kitchen comprising a range of base and wall units with contrasting worktops and built in appliances to include an oven, hob and extractor fan, a single drainer, wall mounted combination boiler (not tested), plumbing connections for a washing machine, breakfast bar, tiled flooring and walls to the worktop areas, plaster skimmed ceiling, rear facing window and exit door.

**FIRST FLOOR;** Staircase leading from the porch to the first floor landing, access to each bedroom, the bathroom and the loft.

**BEDROOM ONE;** 18' x 10'5" front facing window, full width / height fitted wardrobes with sliding mirror doors, coved and textured ceiling.

**BEDROOM TWO;** 12'2" x 12' two front facing windows, fitted and built in wardrobes, laminate flooring, coved and textured ceiling.

**BEDROOM THREE;** 8'6" x 8' rear facing window, laminate flooring, coved and textured ceiling.

**BATHROOM;** Comprising a three piece suite to include a bath with an electric shower, a pedestal wash hand basin and wc, tiled walls, laminate flooring, rear facing window.

**EXTERIOR;** Front garden, shared driveway with access to an enclosed rear car port / upper level patio garden.

**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 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 system of gas fired central heating (not tested), several power points, tv and telephone points and the windows and doors are of upvc'dg specification. The property is available with immediate vacant possession and no onward chain. Energy rating = C / 74.

**ASKING PRICE;** £ 119,950.

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

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

