

Barbara Rees

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

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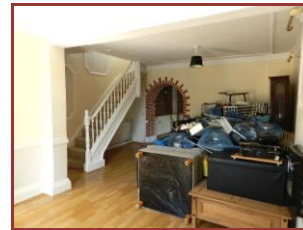
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BR3904TP/0523

FOR SALE CHARLES STREET TONYPANDY ASKING PRICE £ 88,500



MAIN FEATURES
FORECOURT FRONTED MID TERRACE HOUSE
ENTRANCE PORCH LOUNGE DINER & FITTED KITCHEN
UTILITY ROOM GROUND FLOOR BATHROOM
TWO BEDROOMS (FORMERLY THREE)
CONVERTED LOFT FOR STORAGE
ENCLOSED REAR GARDEN WITH A STORAGE SHED
ON STREET FRONT & REAR CAR PARKING
ALL MAINS SERVICES 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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Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3904TP

88 CHARLES STREET TONYPANDY RHONDDA CF40 2AW

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch, a lounge diner, fitted kitchen, utility room, ground floor bathroom, two bedrooms, and a converted loft (for storage).

Charles Street is located in Tonypany, Rhondda, where all amenities are within walking distance, see the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt, upvc door leading to the entrance porch with access to the lounge.

LOUNGE DINER; 21' x 15' (at the longest and widest points), front facing window, stairs to the first floor, feature archway leading to the kitchen.

KITCHEN; 14'6" x 9'3" fitted kitchen with a range of units, a single drainer and gas cooker point, access to the utility room.

UTILITY ROOM; Connections for a washing machine, access to the bathroom rear facing exit door.

BATHROOM; Ground floor bathroom comprising a four piece suite, to include a bath with a mixer tap shower, a vanity unit wash hand basin and wc, plus a separate glazed panel shower cubicle, tiled walls and floor, side and rear facing windows.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, rear facing window, access to both bedrooms and the loft.

BEDROOM ONE; 15' x 12'9" (L shaped and formerly two bedrooms) two front facing windows.

BEDROOM TWO; 9' x 8' rear facing window, boiler cupboard housing a combination boiler (not tested).

LOFT ROOM; Converted loft area for storage purposes only, (access off the first floor landing).

EXTERIOR; Enclosed rear patio garden with a storage shed.

ENERGY RATING; Current = D / 58.

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 property has the benefit of all mains services and is assumed to be of freehold tenure, although this should be confirmed by the acting solicitors. There are several power points, tv and telephone points, gch (not tested) and dg and the property is available with on onward chain and immediate vacant possession.

ASKING PRICE; £ 88,500.

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.

