

Barbara Rees

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

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail; tonypandy@barbararees.com

BR3909TP/0823

FOR SALE CLYDACH ROAD CLYDACH VALE TONYPANDY RHONDDA ASKING PRICE £ 139,950



MAIN FEATURES
DECEPTIVELY SPACIOUS
THREE STOREY END TERRACE HOUSE
GF OPEN PLAN LOUNGE
LGF KITCHEN / DINER / SITTING ROOM / ANCILLARY
THREE GOOD SIZE BEDROOMS & ATTIC ROOM
BATHROOM & SHOWER GCH & DG
ENCLOSED PATIO GARDEN
DOUBLE GARAGE WITH ELECTRIC SUPPLY
FREEHOLD ALL MAINS SERVICES
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.



Offices in Cardiff & Tonypandy
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3909TP

CLYDACH ROAD CLYDACH VALE TONYPANDY CF40 2BD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is please to offer for sale, this deceptively spacious, three storey end of terrace house, of traditional construction beneath and interlocking pitched tile roof, to provide accommodation comprising of, an entrance porch, a ground floor lounge, a lower ground floor kitchen / diner / sitting room combined, three good size bedrooms, a bathroom with a bath and separate shower, an enclosed patio garden and double garage.

Clydach Road is situated in Clydach Vale, a short distance from Tonypany square and the town centre. All amenities are within walking distance, see the map inlay below for local directions.

THE ACCOMMODATION; Front and side entrance points, upvc dg front door leading to the entrance porch, internal door to the lounge.

LOUNGE; 22'3" x 16'3" large open plan, ground floor lounge with front and rear facing windows, stairs to the lower ground and first floors, picture rail, coved and textured ceiling.

KITCHEN / DINER / SITTING ROOM; 21'8" x 16'2" this is a large open plan room situated on the lower ground floor and comprises a fitted kitchen with a range of grey base and wall units, contrasting worktops, built in appliances, a single drainer, plumbing connections for a washing machine, leaded light glass display cupboards, and an ancillary area. The dining / sitting area combines with the kitchen and provides plenty of living space with features including a fireplace and log burner, a coved ceiling, access to the bathroom, stairs to the first floor and a rear facing exit door leading out to the garden.

BATHROOM; Comprising a four piece suite to include a large walk in shower, a bath, wc and wash hand basin, tiled walls to mid height, plaster skimmed ceiling with inset spotlighting, rear facing window.

FIRST FLOOR; Staircase leading from the ground floor lounge to the first floor landing, spindles and balustrade to the landing area, access to each bedroom and the loft, fitted shelving and draw cabinet, rear facing window.

BEDROOM ONE; 12'10" x 8' front facing window, coved ceiling.

BEDROOM TWO; 10'4" x 9'2" rear facing window, coved ceiling.

BEDROOM THREE; 9'6" x 8' front facing window, dado rail, coved ceiling.

ATTIC ROOM; Boarded attic room, for storage purposes.

EXTERIOR; Enclosed patio garden with side access and entry into the garage.

GARAGE; Double garage with an electricity supply and direct access via two roller shutter doors (off Taff Terrace).

ENERGY RATING; current rating = 60 / D.

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 system of gas fired central heating with a combination boiler (not tested), several power points, TV and satellite points and the windows and doors are of upvc dg specification.

ASKING PRICE; £ 139,950.

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.



