

Barbara Rees

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BR3912TP/0923

FOR SALE BERW ROAD TONYPANDY RHONDDA ASKING PRICE £ 180,000



MAIN FEATURES

**END OF TERRACE HOUSE IN A POPULAR LOCATION
FRONT FORECOURT ENTRANCE PORCH & HALLWAY
LOUNGE & DINING ROOM
SITTING ROOM & KITCHEN
FOUR / FIVE BEDROOMS
BATHROOM & UTILITY / SHOWER ROOM
FRONT & REAR PATIO GARDENS
FREEHOLD GCH & DG
RETAINS ORIGINAL FEATURES
LOADS OF POTENTIAL & 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 & 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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BERW ROAD TONYPANDY RHONDDA CF40 2AQ

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this end of terrace dwelling of traditional construction, with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch and hallway, three reception rooms, a kitchen and bathroom, four / five bedrooms and a shower / utility room.

The property retains several of its original features, including leaded light stained glass panel doors, ornate spindles and balustrading, moulded coved ceilings and mosaic flooring.

Being located at Berw Road (one of Tonypandy's most popular and sought after locations), the property is situated to the rear of Tonypandy square and just a short walk away from the Town centre.

All amenities are nearby including schools, shops, transport links and leisure facilities, see the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt with a side entrance / footpath leading to the rear, pvc front door leading to the porch, stained glass door giving access to the hallway, internal stained glass doors to each reception room, staircase with spindles and balustrade leading to the first floor, understairs storage cupboard, mosaic tiled floor.

LOUNGE; 13'1" x 12'4" front facing walk in bay window, feature fireplace, wall alcoves, picture rail, moulded coved ceiling.

SITTING ROOM; 10'9" x 10'5" front and rear facing windows, wall alcoves with fitted shelving, feature fireplace, picture rail, papered ceiling.

DINING ROOM; 10'9" x 9'6" side facing window, feature fireplace, alcove cupboards (one housing a combination gch boiler – not tested), access to the kitchen and bathroom.

KITCHEN; 9' x 5'3" galley style, fitted kitchen comprising a range of base and wall units with a single drainer, gas cooker point, space for a fridge freezer, tiled walls and vinolay flooring, rear facing window and exit door.

BATHROOM; Comprising a three piece suite to include a bath with a shower above, a pedestal wash hand basin and separate wc, side facing window, tiled walls and vinolay flooring.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, access to four bedrooms and the shower room / utility, secondary staircase to the loft room.

BEDROOM ONE; 14'7" x 10'1" front facing, walk in bay window, fitted wardrobes and vanity unit, papered ceiling.

BEDROOM TWO; 10'10" x 8'6" rear facing window, fitted wardrobes, textured ceiling.

BEDROOM THREE; 8'7" x 6'5" front facing window, fitted wardrobes, textured ceiling.

BEDROOM FOUR; 8'8" x 7'7" side facing window, papered ceiling.

SHOWER / UTILTIY ROOM; 13'5" x 6' Accessed via a secondary landing and wc, the utility room comprises a single drainer and plumbing connections for a washing machine, plus a shower cubicle with an electric shower, side facing window and exit door leading to the upper level rear garden.

LOFT ROOM; 18'7" x 14' really spacious room with a permanent staircase access, a rear facing window and under eaves storage.

EXTERIOR; Lower level (small) courtyard and side footpath, upper level patio garden with access out onto Old Street and panoramic views of the surrounding vale.

EPC RATING; Current = 61 / D. Potential = 86 / B.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers 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 has verbally informed us 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 an alarm system. The exterior windows and doors are double glazed. The property retains many of its original features and offers huge potential for improvement to make an ideal family home. Finally, the seller has no onward purchase hence, immediate vacant possession can be gained.

ASKING PRICE; £ 180,000.

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

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

PHOTO GALLERY

