

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
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BR3917TP/1123

## FOR SALE TYLACELYN ROAD PENYGRAIG ASKING PRICE £82,500



**MAIN FEATURES**  
FRONT FORECOURT GARDEN  
ENTRANCE PORCH / HALLWAY  
LOUNGE / DINER  
KITCHEN & BATHROOM  
THREE BEDROOMS  
& A LOFT STORAGE ROOM  
REAR GARDEN FREEHOLD  
ALL MAINS SERVICES GCH & DG

### 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.



Offices in Cardiff & Tonypandy  
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## TYLACELYN ROAD PENYGRAG RHONDDA CF40 1JR

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this forecourt / garden fronted, mid terrace house of traditional construction, with solid masonry elevations beneath a slate roof to provide accommodation comprising of, an entrance porch / hallway, a lounge diner, kitchen and bathroom, three bedrooms plus attic storage.

Tylacelyn road is a popular location (running downhill from Penygraig to Tonypany), being situated on the B4278 at Penygraig Rhondda.

All amenities including schools and shops are within walking distance, see the map inlay below for local directions.

**THE ACCOMMODATION;** Front forecourt garden, front door leading to the entrance porch and hallway, access to the lounge diner, stairs to the first floor.

**LOUNGE / DINER;** 22 x 11'6" front facing window, sliding doors to the centre of the room, feature fireplace, access to the kitchen and bathroom.

**KITCHEN;** 8'10" x 5'8", fitted base and wall units, single drainer, electric oven / gas hob and extractor fan cooker hood, pluming connection for a washing machine, rear facing window and exit door.

**FIRST FLOOR;** staircase leading from the hallway to the first floor landing, rear facing window, access to each bedroom, secondary staircase leading to the loft room.

**BEDROOM ONE;** 14' x 8'2" front facing window.

**BEDROOM TWO;** 10'8" x 6'8" front facing window.

**BEDROOM THREE;** 9'7" x 7'6" rear facing window.

**LOFT ROOM;** Converted loft room for storage purposes with access from the first floor landing.

**BATHROOM;** Ground floor bathroom comprising a bath with a mixer tap shower, a wc and wash hand basin, tiled walls and floor, rear facing window.

**EXTERIOR;** Enclosed rear garden (with a side footpath for rear access).

**ENERGY RATING;** 54 / E.

**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 s system of gas fired central heating with a combination boiler (not tested), several power points, a tv point and the windows are of upvc dg specification. The property requires some upgrading but offers lots of potential for improvement.

**ASKING PRICE;** £ 82,500.

**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.

