

Barbara Rees

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

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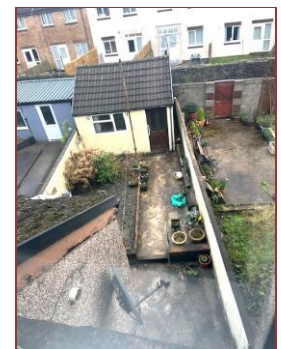
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BR3923TP/010324

FOR SALE TYISAF ROAD GELLI RHONDDA ASKING PRICE £ 94,950



MAIN FEATURES
**THREE STOREY FORECOURT FRONTED
MID TERRACE HOUSE**
LOUNGE / SITTING ROOM
GROUND FLOOR SHOWER ROOM
LOWER GROUND FLOOR KITCHEN / DINER
REAR LOBBY & CLOAKROOM
THREE BEDROOMS
G.C.H. & D.G. & SOLAR PANELS
ENCLOSED GARDEN & NO ONWARD CHAIN

Notice To Prospective Purchasers / Tenants

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 and / 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 and Tenants must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase / rent 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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BR3923TP

TYISAF ROAD GELLI RHONDDA CF41 7TX

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt fronted, mid terrace, three storey residential dwelling of traditional construction, with solid masonry elevations beneath an interlocking pitched concrete tile roof, to provide accommodation comprising of, an entrance hall, ground floor lounge / sitting room and shower room, a lower ground floor kitchen and dining room, plus a rear lobby and cloakroom and three first floor bedrooms.

Tyisaf Road is a popular residential location being situated in the Rhondda valley village of Gelli (just off the A4058) approximately half way between Tonypany and Treorchy.

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

THE ACCOMMODATION; Front forecourt, upvc door leading to the hallway, stairs to the first floor, access to the sitting room.

LOUNGE / SITTING ROOM; 21'7" x 11'6" front and rear facing windows sliding doors to the centre of the room, access to the shower room and lower ground floor.

SHOWER ROOM; Comprising a walk in shower, wc and wash hand basin, rear facing window.

LOWER GROUND FLOOR; Staircase leading down from the sitting room.

DINING ROOM; 11'9" x 11'6", rear facing window, access to the kitchen and rear lobby.

KITCHEN; 14'8" x 9'6" two front facing windows, fitted kitchen to include a range of base and wall units, finished in light oak with contrasting worktops, gas cooker point, space for a fridge freezer.

REAR LOBBY; Side facing exit door, wall mounted GCH combi boiler (not tested), access to the cloakroom.

CLOAKROOM; Comprising a wc and wash hand basin, rear facing window.

FIRST FLOOR; Staircase from the ground floor hallway leading up to the first floor landing, rear facing window, access to each bedroom and the loft.

BEDROOM ONE; 12'3" x 7'2" front facing window.

BEDROOM TWO; 9'2" x 7'6" front facing window.

BEDROOM THREE; 12' 9'4" x rear facing window.

EXTERIOR REAR; Enclosed rear patio garden with a brick / block built storage shed and lane access.

ENERGY RATING; Current = C / 76. Potential = B / 87. Full EPC available online or via request to Barbara Rees.

SOLAR PANELS; The property has the added benefit of a roof mounted solar panel installation, to assist with energy costs.

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 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 a system of gas fired central heating (not tested), several power points / tv / satellite / telephone points and the windows and doors are of upvcd specification. The seller has no onward purchase, hence the property is available with full and immediate vacant possession.

ASKING PRICE; £ 94,950.

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.

