

Barbara Rees

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

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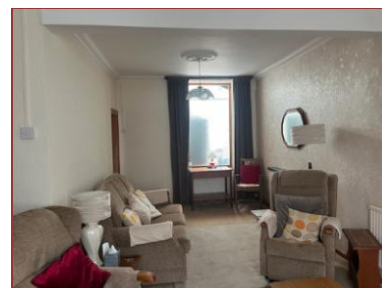
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BR3934TP/0624

FOR SALE GLYN STREET PORTH RHONDDA ASKING PRICE £ 120,000



MAIN FEATURES
MID TERRACE HOUSE
IN A SOUGHT AFTER LOCATION
ENTRANCE HALL
LOUNGE & DINING ROOM
KITCHEN & THREE BEDROOMS
GROUND FLOOR SHOWER ROOM
FREEHOLD 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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BR3934TP

GLYN STREET PORTH RHONDDA CF39 9LN

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted mid terraced dwelling of traditional construction with solid masonry elevations beneath a pitched tile roof to provide accommodation comprising of, an entrance hall, a lounge, dining room, fitted kitchen, ground floor shower room and three bedrooms plus a single garage.

Glyn Street is a popular location situated in Porth Rhondda (A4058) where all amenities are within walking distance and staff at our Tonypanydy office will be pleased to provide local direction upon request, alternatively see the map inlay below.

THE ACCOMMODATION; Pavement entrance via an aluminium framed double glazed front door leading to the hallway, access to the lounge and dining room, staircase to the first floor, under stairs storage area.

RECEPTION ONE; 21'10" x 12'4" good size lounge with front and rear facing windows, a feature fireplace, coved and plaster skimmed ceiling.

DINING ROOM; 10'4" x 8'10" side facing window, access to the kitchen and bathroom, three built in cupboards, tongue and groove pine panelled ceiling, fitted gas fire.

KITCHEN; 9'4" x 5'10" fitted base and wall units, gas cooker point, plumbing for a washing machine, rear facing window and exit door.

BATHROOM; Ground floor shower room with a double width glazed panel shower enclosure and mixer tap shower, a pedestal wash hand basin and wc, side and rear facing window, tiled walls, gch combination boiler (not tested).

FIRST FLOOR; Staircase with its original spindles and balustrade leading to the first floor landing, rear facing window, access to each bedroom, built in cupboard.

BEDROOM ONE; 12'5" x 8' front facing window.

BEDROOM TWO; 8'9" x 7'6" front facing window, fitted wardrobes.

BEDROOM THREE; 10'6" x 9'2" rear facing window.

EXTERIOR; Enclosed terraced garden with a storage shed, open views of the surrounding vale and a single garage with electricity and rear lane access.

ENERGY RATING; Current rating = 66 / 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 including gas central heating (not tested), although this should be confirmed by the acting solicitors. There are power points throughout, a tv and telephone point, the windows are of double glazed specification. The seller does not have a related purchase, hence the property is available with immediate vacant possession.

ASKING PRICE; £ 120,000.

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

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

