

# Barbara Rees

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

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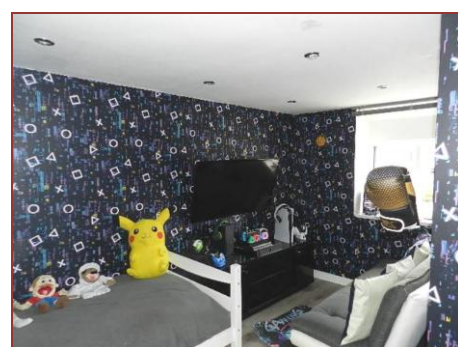
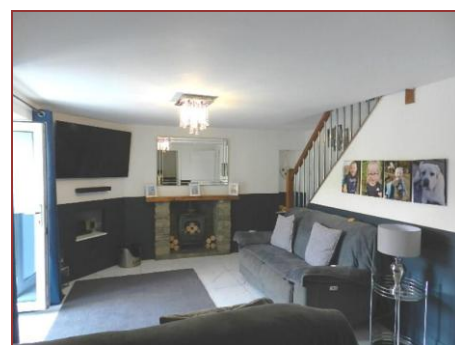
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BR3935TP/0624

## **FOR SALE GLAMORGAN TERRACE LLWYNYPIA TONYPANDY RHONDDA ASKING PRICE £ 130,000**



**MAIN FEATURES  
EXTENDED & IMPROVED  
MID TERRACE HOUSE  
LOUNGE / DINER & FITTED KITCHEN  
THREE BEDROOMS LUXURY BATHROOM  
ENCLOSED REAR GARDEN WITH OPEN VIEWS  
CAR PARKING FOR TWO VEHICLES  
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 & 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  
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BR3935TP

**GLAMORGAN TERRACE LLWYNYPIA TONYPANDY RHONDDA CF40 2HW**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this improved, extended and modernised, mid terrace cottage style house, with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, a lounge diner, fitted kitchen, three bedrooms, a ground floor bathroom.

To the rear is a large terraced patio garden and summer house, plus a front car port and small upper level garden area.

Glamorgan Terrace is situated a short distance from Tonypany town centre and Tonypany square, where all amenities are within walking distance, including schools, shops train and bus links.

Staff at our Tonypany office will be pleased to provide local directions, alternatively, see the map inlay below for local directions.

**THE ACCOMMODATION;** Front entrance door leading to the lounge diner.

**LOUNGE / DINER;** 23'8" x 13'6" feature fireplace with a working chimney and log burner, stairs to the first floor, rear facing French doors, open plan access to the dining area, access to the kitchen and bathroom.

**KITCHEN;** 12'5" x 9'2" comprising a range of base and wall units finished in high gloss pearl white with contrasting black worktops and tiled walls to the worktop areas, built in oven, gas hob and chimney style stainless steel extractor fan cooker hood, single drainer, plumbing connection for a washing machine, space for an upright fridge freezer, side facing window, rear facing French doors, tiled floor, plastered ceiling with inset spotlighting.

**BATHROOM;** Comprising a jacuzzi bath, a close coupled wc and pedestal wash hand basin, tiled walls and floor, plastered ceiling with inset spotlighting, front facing window.

**FIRST FLOOR;** Staircase with chromed spindles and stained wood balustrade leading from the lounge to the first floor landing, rear facing window, access to each bedroom and the loft.

**BEDROOM ONE;** 13'3" x 6'9" rear facing window, plastered ceiling with insert spotlighting, laminate flooring.

**BEDROOM TWO;** 10'6" x 8'7" rear facing window, built in wardrobe housing a gch boiler, plastered ceiling with inset spotlighting, laminate flooring.

**BEDROOM THREE;** 7'8" x 7' rear facing window, plastered ceiling with inset spotlighting.

**EXTERIOR;** Enclosed rear garden with patio, decked and lower lawn areas plus a block built summer house, front car port for two cars and upper level small garden area.

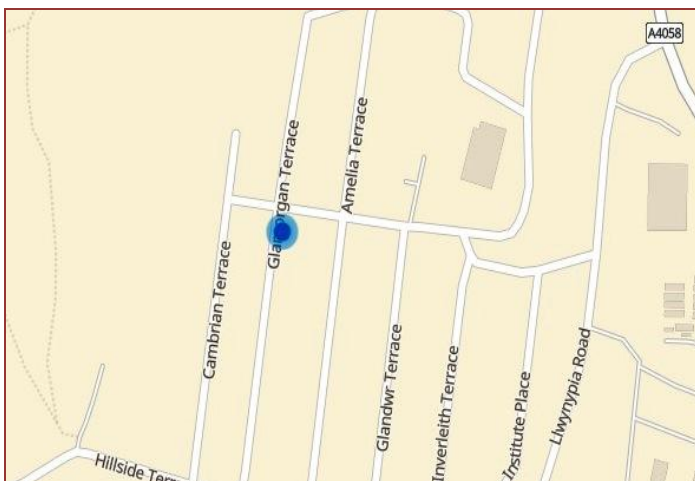
**ENERGY RATING;** Current = 68 / D. Potential = 88 / B.

**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 radiators throughout (not tested), several power points TV telephone and satellite points. The windows are of dg specification and internal viewing is recommended.

**ASKING PRICE;** £130,000.

**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.



# PHOTO GALLERY

