

Barbara Rees

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

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

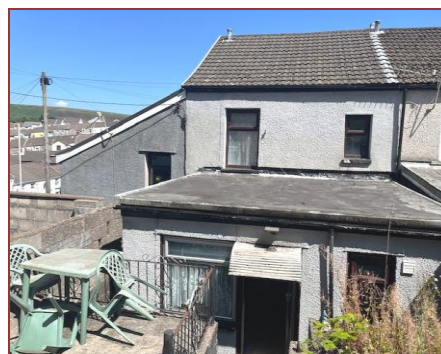
Fax: 01443 421144

www.barbararees.com

E - mail; tonypandy@barbararees.com

BR3939TP/0724

FOR SALE PENYGRAIG ROAD PENYGRAIG RHONDDA ASKING PRICE £ 94,950



MAIN FEATURES
TWO INTERLINKED HOUSES
FOR USE AS ONE DWELLING
OR AS SEPARATE HOMES
TWO RECEPTION ROOMS FITTED KITCHEN
THREE BEDROOMS SHOWER ROOM
ENCLOSED REAR GARDEN
SIDE (COURTYARD) ENTRANCE
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 & 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
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3939TP

74 & 75 PENYGRAIG ROAD PENYGRAIG RHONDDA CF40 1HB

DESCRIPTION, LOCATION & DIRECTIONS ; Barbara Rees is pleased to offer for sale, these two adjoining and interlinked houses, for use either as one single dwelling or two separate houses.

The properties are traditionally built with a forecourt front entrance and separate side entrance, being constructed of solid masonry overlain with a pitched tile and part slate / part flat roof, to provide accommodation comprising of, an entrance porch, two reception rooms and a small sitting room, a fitted kitchen and ground floor shower room, plus three bedrooms.

Penygraig is located on the B4278 less than half a mile from Tonypany and Penygraig Road is the main road between Penygraig village and Williamstown. All amenities are within walking distance, see the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt and aluminium framed double glazed door leading to the entrance porch, internal door to reception one (number 74), separate side access into the rear courtyard of number 75.

74 PENYGRAIG ROAD

RECEPTION ONE; 21' x 13'3" open plan lounge diner with front and rear facing windows, a feature fireplace, ranch style stairs and handrails leading up to the first floor landing, access to the kitchen and number 75 (via an internal doorway).

KITCHEN; 12'7" x 8' fitted kitchen comprising a range of base and wall units with pelmet and cornice coving, matching worktops, tiled walls to the worktop areas, single drainer, gas cooker point, plumbing connection for a washing machine, wall mounted combination gch boiler, tiled floor, rear facing exit door, access to the shower room.

SHOWER ROOM; Comprising a walk in shower with an electric shower unit, a wc and wash hand basin, tiled walls and floor, rear facing window.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, rear facing window, access to both bedrooms and the loft.

BEDROOM ONE; 13'4" x 10'8" front facing window, coved and textured ceiling.

BEDROOM TWO; 10' x 7'6" rear facing window, textured ceiling.

EXTERIOR; Enclosed terraced garden with a block built storage shed.

75 PENYGRAIG ROAD

ENTRANCE & EXTERIOR; Side entrance via the rear courtyard, external wc and canopy porch covered door, leading to the lounge. Cellar store with access off Penygraig Road

LOUNGE; 10'3" x 10' (average sizes apply), fitted gas fire, side and rear facing windows, access to the sitting room, stairs to the first floor, internal doorway into number 74.

SITTING ROOM; 7' x 5' (average sizes apply), side facing window.

BEDROOM; 10'6" x 8'5" rear facing window.

ENERGY RATING; Awaiting.

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 properties are of freehold tenure and have 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 and separate electricity supplies to each dwelling, however, they are both currently assessed as one, for council tax purposes falling within Band A. The seller has no related purchase hence immediate vacant possession is available.

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.

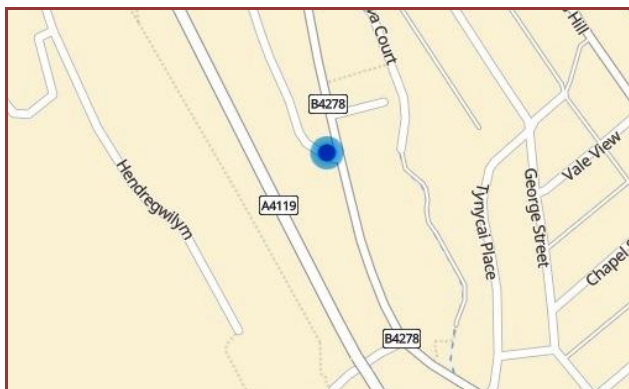


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