

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3942TP/230824

FOR SALE THE AVENUE, PONTYGWAITH CF43 3LN ASKING PRICE £90,000

MAIN FEATURES

- Bay fronted mid terrace house.
- Front forecourt.
- Entrance hall.
- Open-plan lounge / diner.
- Kitchen.
- Ground floor bathroom (shower over bath).
- 3 bedrooms.
- Enclosed rear garden (lane access behind).
- Gas Central Heating.
- Double Glazing.
- On street parking.
- Freehold.
- No onward chain.
- Local amenities & bus routes nearby & quick drive to Porth town centre.
- EPC rating = 59 / D.
- Asking price £90,000.



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 & Tonypanyd
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Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3942TP

44 THE AVENUE PONTYGWAITH RHONDDA CF43 3LN

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this traditionally built, forecourt fronted, mid terraced two storey property with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch and hallway, a lounge diner, a kitchen, three bedrooms and a ground floor bathroom.

The Avenue is a popular and conveniently located side street, situated in the Rhondda village of Pontygwaith, where all amenities are nearby and within walking distance.

Access to the street is gained off the A4233 & Llewellyn Street, see the map inlay below for local directions.

THE ACCOMMODATION; Forecourt front and upvc'dg door leading to the hallway, access to the lounge, stairs to the first floor.

LOUNGE DINER; 13' x 11'6" front facing window, central archway and sitting area measuring 12'3" x 11', access to the kitchen.

KITCHEN; 14'7" x 7'2", fitted base and wall units, single drainer, cooker point, under stairs storage, access to the bathroom, rear facing window and exit door.

BATHROOM; Comprising a three piece suite to include a bath with a shower above, a wc and wash hand basin, rear facing window, tiled walls and floor, wall mounted combination gch boiler (not tested).

FIRST FLOOR; Staircase from the hallway to the first floor landing, rear facing window, access to the bedrooms.

BEDROOM ONE; 12'2" x 8' front facing window.

BEDROOM TWO; 9'3" x 7'9" front facing window.

BEDROOM THREE; 9'6" x 8'5" rear facing window.

EXTERIOR; Enclosed rear garden with lane access.

ENERGY RATING; 59 / 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 property has the benefit of all mains services including double glazing and a system of gas fired central heating (not tested). There are power points in each room and a TV and telephone point. The property is available with immediate vacant possession and no onward chain.

ASKING PRICE; £ 90,000.

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.

