

Barbara Rees

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Land & Property Management Consultants.

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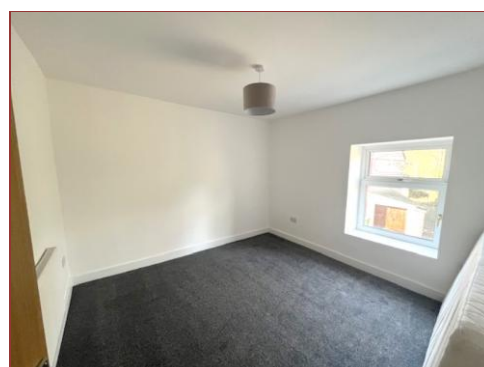
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BR3947TP/1124

FOR SALE FRANCIS STREET RHYDYFELIN ASKING PRICE £ 204,950



MAIN FEATURES

EXTENDED IMPROVED MODERNISED
& TASTEFULLY REFURBISHED
END TERRACE HOUSE

LOUNGE / SITTING ROOM & KITCHEN / DINER

GROUND FLOOR BATHROOM

THREE BEDROOMS & FIRST FLOOR W.C

ENCLOSED REAR / SIDE GARDEN

FREEHOLD GCH & DG NO CHAIN

MUST BE VIEWED TO BE APPRECIATED

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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BR3947TP

FRANCIS STREET RHYDYFELIN PONTYPRIDD CF37 5DL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this larger than average, extended, improved, modernised and tastefully finished, end terrace house of traditional construction, beneath a pitched tile roof, to provide accommodation comprising of, an entrance hall, a lounge / sitting room, kitchen / diner, ground floor bathroom, three bedrooms and a first floor wc.

All amenities are nearby including, schools, shops, bus and train links and Francis Street is a quiet side street, located in Rhydyfelin, just off Cardiff road (near Hawthorn) on the A4054.

Pontypridd town centre is approximately five minute's drive and there is easy access to the A470, M4 and Cardiff.

See the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonyandy office and this property must be viewed internally to be appreciated.

THE ACCOMMODATION; Pavement entrance via the porch and a leaded light glazed panel upvc door which leads to the hallway, glazed panel oak door to the lounge, stairs to the first floor.

LOUNGE / SITTING; 20'10" x 14'4" large open plan room with front and rear facing windows, a feature fireplace, wall alcoves, plaster skimmed ceiling, glazed panel oak door to the kitchen.

KITCHEN / DINER; 13' x 10' fitted kitchen with an extensive range of base and wall units finished in matt grey with matching grey ash worktops, pelmet and cornice coving, along with tiled walls to the worktop areas, single drainer, built in oven and gas hob, chimney style cooker hood / extractor, space for a fridge and freezer, plumbing connection for a washing machine, vinyl flooring, access to a walk in under-stairs storage cupboard, solid panel oak door to the bathroom, plaster skimmed ceiling with inset spotlighting, rear facing window and exit door leading out to the garden.

BATHROOM; Luxury bathroom suite, finished in pearl white to include a bath / shower with a fixed overhead and hand held shower attachment, mixer tap shower control, vanity unit wash hand basin and upright linen cupboard, close coupled wc, grey marble wall panelling, plaster skimmed ceiling with inset spotlighting, vinyl flooring, side facing windows.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, rear facing window, black painted wrought iron work handrail / balustrade, access to each bedroom via solid oak panel doors, plaster skimmed ceiling. First floor wc and wash hand basin combined (accessed off the landing).

BEDROOM ONE; 10'10" x 10'10" double bedroom with a front facing tilt and turn window, plaster skimmed ceiling.

BEDROOM TWO; 11'8" x 9' rear facing tilt and turn window, plaster skimmed ceiling.

BEDROOM THREE; 7'8" x 6'6" front facing tilt and turn window, access to the loft, plaster skimmed ceiling.

EXTERIOR; Enclosed garden with side and rear areas, plus rear lane access.

ENERGY RATING; Current = D / 63. Potential = B / 84.

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, upvc windows and external doors, gch and power points throughout although this should be confirmed by the acting solicitors. The property has been tastefully refurbished and finished, complete with carpets and curtains, being offered for sale with no seller chain and immediate vacant possession. Internal viewing is highly recommended.

ASKING PRICE; £ 204,950.

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

Photo Gallery

