

BR3948TP/1124

**FOR SALE**  
**NEW HOUSES TAFF TERRACE**  
**CLYDACH VALE TONYPANDY**  
**ASKING PRICE £ 219,950**



**MAIN FEATURES**  
**FOUR NEW THREE BEDROOM**  
**SEMI DETACHED HOUSES**  
**HI SPEC KITCHEN &**  
**LUXURY BATHROOM**  
**“A RATED”**  
**FOR ENERGY ASSESMENT**  
**ONE SOLD THREE REMAINING**  
**FREEHOLD GCH & DG**  
**CALL TO BOOK YOUR VIEWING**



*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.*

**BR3948TP**

**NEW HOUSES TAFF TERRACE CLYDACH VALE TONYPANDY CF40**

**EARLY BIRD ENQUIRES WELCOME FULL DETAILS TO FOLLOW SHORTLY**

**ENERGY RATING; "A RATED"**

**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. 10 year build warranty and full specification to be confirmed shortly. Floorplans and more information available via Barbara Rees Tonypandy.

**ASKING PRICE;** £ 219,950

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

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

