

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3951TP/0325

FOR SALE CROSSWAY STREET TRALLWN PONTYPRIDD ASKING PRICE £ 142,500



MAIN FEATURES
SEMI DETACHED HOUSE
ENTRANCE PORCH & HALLWAY
LOUNGE / DINER & CONSERVATORY
KITCHEN & GROUND FLOOR BATHROOM
UTILITY ROOM TWO BEDROOMS
SMALL COURTYARD FREEHOLD
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.



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CROSSWAY STREET TRALLWN PONTYPRIDD CF37 4RP

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this pavement fronted, semi detached, two storey, residential dwelling of traditional construction, with Canterbury spar dashed elevations, beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch and hallway, a lounge diner, conservatory, kitchen and utility room, a ground floor bathroom and two bedrooms.

Crossway Street is a popular and well established residential location, situated in the Trallwn area of Pontypridd.

The town centre and all amenities are within walking distance and Pontypridd offers easy access to Cardiff, the M4 & Brecon Beacons (via the A470). See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and leaded light upvc front door leading to the porch, internal door to the hallway, stairs to the first floor, access to the lounge / diner.

LOUNGE DINER; 16'9" x 14' (at longest and widest points), front facing window, feature fireplace, access to the conservatory and kitchen.

CONSERVATORY; 12'2" x 10'4", side door leading out to the courtyard.

KITCHEN; 10'3" x 7' side facing window, fitted kitchen units, gas hob and built in oven, single drainer, wall mounted combination boiler, plumbing connection for a washing machine, access to the bathroom and utility room, tongue and groove panelled ceiling, tiled floor.

UTILITY / STORE ROOM; Triangular shaped room with fitted cupboards for storage, rear facing exit door.

BATHROOM; Accessed from the kitchen and comprising a bath, wc and whb, side facing window, tiled floor and walls.

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

BEDROOM ONE; 13'9" x 8'6", two front facing windows, coved & textured ceiling.

BEDROOM TWO; 8' x 8' rear facing window, coved and plaster skimmed ceiling, access to the loft.

EXTERIOR; Enclosed courtyard.

ENERGY RATING; 49 / E.

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 a system of gas fired central heating (not tested), several power points TV and telephone points. The windows are of upvc specification and the seller has no onward purchase. All genuine and reasonable offers will be considered.

ASKING PRICE; £ 142,500.

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.



