

Barbara Rees

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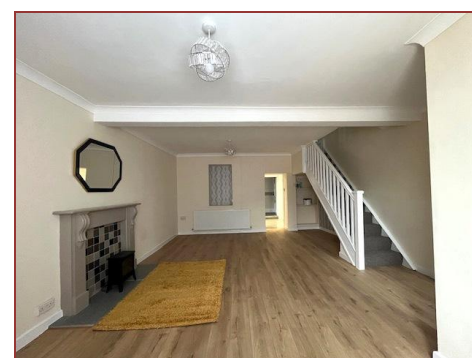
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BR3952TP/0325

FOR SALE HOLBORN TERRACE TONYPANDY ASKING PRICE £ 182,500



MAIN FEATURES
LARGER THAN AVERAGE
REFURBISHED END OF TERRACE HOUSE
POPULAR TONYPANDY LOCATION
ENTRANCE PORCH LOUNGE / DINER
FITTED KITCHEN
GROUND FLOOR BATHROOM
FOUR BEDROOMS
FIRST FLOOR SHOWER ROOM
FRONT PATIO GARDEN
DETACHED SINGLE GARAGE
FREEHOLD ALL MAINS SERVICES
MUST BE VIEWED INTERNALLY
TO BE APPRECIATED
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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BR3952TP

HOLBORN TERRACE TONYPANDY CF40 1DH

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this larger than average, improved, modernised and refurbished, end of terrace two storey house of traditional construction, with solid masonry elevations, beneath a slate roof to provide accommodation comprising of, an entrance porch, a lounge / diner, fitted kitchen and ground floor bathroom, four bedrooms and a first floor shower room, plus a detached garage (for off road parking).

Holborn Terrace is a popular side street located just uphill of Tonypandy town centre (Dunraven Street) with access gained off Trinity road. All amenities are within walking distance, see the map inlay below for local directions.

THE ACCOMMODATION; Gated side entrance (off Trinity road), front patio garden with open views of the surrounding vale, access to the garage, front upvc leaded light door giving access to the porch, glazed panel inner door and leaded light window feature to the lounge.

LOUNGE / DINER; 20'10" x 15'9" front facing window, feature fireplace, staircase with spindles and balustrade leading to the first floor, laminate flooring, coved and plaster skimmed ceiling, access to the kitchen.

KITCHEN; 15'7" x 7'6" fitted base and wall units, finished in sage green with pelmet and cornice coving and contrasting light oak worktops, tiled walls to the worktop areas, single drainer, built under oven, ceramic hob and chimney style extractor fan cooker hood, space and plumbing connection for a washing machine, breakfast bar, tiled floor, access to the bathroom, inset ceiling spotlighting, rear facing windows and exit door.

BATHROOM; Comprising a three piece suite finished in pearl white, to include a bath with a mixer tap shower and glazed panel shower door, a pedestal wash hand basin and close coupled wc, tiled walls and floor, plastered ceiling with inset spotlighting.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, access to each bedroom and the shower room, built in landing cupboard, access to the loft.

BEDROOM ONE; 11,2" x 9' front facing window, coved and plaster skimmed ceiling.

BEDROOM TWO; 8'2" x 7' front facing window, recessed wardrobe area, coved and plaster skimmed ceiling.

BEDROOM THREE; 10' x 9'2" rear facing window, coved and plaster skimmed ceiling.

BEDROOM FOUR; 8'8" x 8'4" side facing window, plaster skimmed ceiling.

SHOWER ROOM; Comprising a glazed panel shower enclosure, a whb and wc, airing cupboard housing a combination boiler (not tested), side facing window.

EXTERIOR; Rear courtyard with lane access, front patio garden laid to a Cotswold stone finish with two patio areas, detached single garage with remote controlled roller shutter door access off Trinity Road.

ENERGY RATING; 63 / 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 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 and the external windows and doors are of upvc dg specification. The property is available with immediate vacant possession and the seller has no onward purchase.

ASKING PRICE; £ 182,500.

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.

