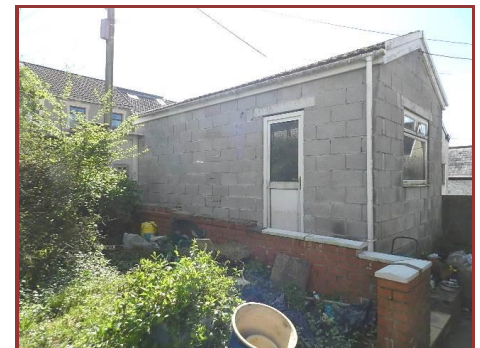


BR3953TP/010425

FOR SALE THE PARADE PONTYPRIDD ASKING PRICE £ 249,950



MAIN FEATURES

**LARGE SEMI DETACHED PROPERTY
IN A POPULAR & SOUGHT AFTER LOCATION
ENTRANCE HALL TWO RECEPTIONS
KITCHEN & GROUND FLOOR SHOWER ROOM
FOUR BEDROOMS & FAMILY BATHROOM
MATURE FRONT GARDEN
ENCLOSED REAR GARDEN
& DETACHED GARAGE
IN NEED OF MODERNISATION
BUT RETAINS SOME ORIGINAL FEATURES
HUGE POTENTIAL
FREEHOLD ALL MAINS SERVICES
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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THE PARADE PONTYPRIDD CF37 4PY

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this garden and single bay fronted, semi detached property with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of, an entrance porch and hallway, two reception rooms, a kitchen and ground floor shower room, plus four bedrooms, a family bathroom and single detached garage.

The Parade is one Pontypridd's most popular and sought after streets, being located a short walk away from the historic market town centre and high street, along with Ynysangharad park and it's popular outdoor Lido, gardens and grounds.

There is a good choice of schools nearby and excellent bus, train road and links to the Capital city of Cardiff and the M4 (J32) via the A470 (approximately 12 miles to the South East), whilst the picturesque Brecon Beacons national park is a short drive to the North West. See the map inlay below for local directions.

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

THE ACCOMMODATION; Stepped pedestrian front access off the Parade, large mature garden with side access to the rear garden and main entrance porch, rear access off Bonvilston Road.

ENTRANCE HALL / PORCH; Aluminium famed glazed panel door leading to the entrance porch and hallway, internal doors to the reception rooms and kitchen, original moulded coved ceiling, ornate spindles and balustrade staircase to the first floor.

LOUNGE; 26'8" x 12'10" large lounge / sitting room combined, front facing window and patio door, feature archway to the centre of the room, original moulded plaster coved ceiling.

DINING ROOM; 15' x 11'2" front facing walk in bay window, feature fireplace, moulded plaster coved ceiling.

KITCHEN; 11'2" x 9'10" side facing window, fitted base and wall units, single drainer, built under oven, gas hob and extractor fan cooker hood, tiled walls and floor, access to the rear lobby which leads to the shower room and rear facing exit door.

GROUND FLOOR SHOWER ROOM; Comprising a glazed panel shower enclosure, a wc and whb, tiled walls and floor, rear facing window.

FIRST FLOOR; Staircase leading from the hallway up to a split level first floor landing, side facing window, access to each bedroom, the bathroom and separate wc.

BEDROOM ONE; 14' x 11'8" front facing window. fitted wardrobes, picture rail, original moulded plaster coved ceiling.

BEDROOM TWO; 12'3" x 11'8" front facing window, picture rail, textured ceiling.

BEDROOM THREE; 12'7" x 12'1" rear facing window, airing cupboard, coved & textured ceiling.

BEDROOM FOUR; 9'10" x 8' side facing window, coved & papered ceiling.

BATHROOM; Comprising a two piece suite to include a bath and wash hand basin, plus a separate wc.

EXTERIOR; Front & rear gardens with access to the Parade and Bonvilston road, detached garage with an electricity supply and remote controlled roller shutter door.

ENERGY RATING; EPC awaited.

ASKING PRICE; £ 249,950

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. The property is in need of improvement but offers huge potential and would make an ideal family home, with several of it's original features, having been retained. The seller has no onward purchase, hence full and immediate vacant possession is available.

MORTGAGE; Please ask for an appointment with our independent financial adviser.

