

# Barbara Rees

*Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.*

12 Mill Street

Pontypridd

CF37 2SN

Tel: 01443 405222

Fax: 01443 408100

www.barbararees.com

E - mail; ponty@barbararees.com

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## **FOR SALE or TO LET** **THE OAKS, 19 BRYN RHEDYN** **COED Y CWM, PONTYPRIDD** **ASKING PRICE £124,950 or £525 PCM TO LET**



### **MAIN FEATURES**

**MID LINK MEWS STYLE HOUSE NEAR PONTYPRIDD**  
**ONE RECEPTION THREE BEDROOMS, KITCHEN & BATHROOM**  
**MATURE GARDENS, PARKING, FREEHOLD, GCH & UPVCDG,**  
**ALL MAINS SERVICES, NO 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 & 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.*



The Association Of Letting  
& Management Agents

Offices in Cardiff, Pontypridd & Tonypanydy  
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Registered Office 144a Crwys Road Cardiff CF24 4NR



**BR1427TP**

**THE OAKS, 19 BRYN RHEDYN, COED Y CWM, PONTYPRIDD CF37 3DP**

**DESCRIPTION LOCATION & DIRECTIONS;** We are pleased to offer this mid link, mews style house with elevations constructed of face brick work beneath an interlocking pitch tile roof to provide accommodation comprising of, an entrance porch, one reception, a kitchen diner, three bedrooms and a first floor bathroom.

Bryn Rhedyn is situated at Coed Y Cwm which is located between the historic market town of Pontypridd & Ynysybwl on the B4273.

All amenities are close by (at Pontypridd) and staff at our Tonypandy office will be pleased to provide local directions upon request.

**THE ACCOMMODATION;** Vehicular driveway and mature front forecourt garden, Georgian glazed UPVC door giving access to the entrance porch, internal doorway leading to the lounge, staircase leading up to the first floor, artex ceiling, security alarm system.

**RECEPTION ONE;** Lounge 12' 6'' x 11' 7'' Front facing Georgian window, under stairs storage area, coved and artex ceiling, laminate flooring, access to the kitchen.

**KITCHEN / DINER;** 14' 1'' x 8' Fitted kitchen to include an extensive range of base and wall cupboards finished in grey and white melamine with matching trim and work tops, ceramic tiled walls to the worktop areas, built in appliances to include an oven, gas hob and extractor fan cooker hood, single drainer, plumbing for an automatic washing machine, wall mounted boiler, ceramic tiled floor, artex ceiling, rear facing window, exit door leading out to the rear garden.

**FIRST FLOOR;** Staircase leading to the first floor landing giving access to all bedrooms, the bathroom and the loft.

**BEDROOM ONE;** 15' 2'' x 10' 6'' Front facing window, sliding mirror door, built in wardrobes, coved and artex ceiling.

**BEDROOM TWO;** 12' 2'' x 11' 9'' Two front facing windows, fitted wardrobes and built in cupboards, coved and artex ceiling.

**BEDROOM THREE;** 8' 6'' x 8' Rear facing window, coved and artex ceiling.

**BATHROOM;** Comprising a three piece suite to include a bath and electric shower, pedestal wash hand basin and close coupled wc, ceramic tiled walls to the work top areas, rear facing window, coved and artex ceiling.

**EXTERIOR;** Mature front patio garden, rear terraced patio garden with car port (accessed via the communal driveway).

**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 has verbally informed us 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 benefits from a system of gas fired central heating (not tested), several power points, a telephone and television point and the exterior windows and doors are of UPVCdg specification.

**ASKING PRICE;** £124,950 or £525 P/C/M To Let (Bond £625 Admin fee £130 plus vat)

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

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

Energy Performance Certificate

EPC AWAITED