

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3937TP/0724

FOR SALE CROSS STREET PENYGRAIG RHONDDA ASKING PRICE £ 120,000



MAIN FEATURES
IMPROVED & MODERNISED
MID TERRACE HOUSE
ENTRANCE PORCH & LOUNGE / DINER
FITTED KITCHEN
GROUND FLOOR SHOWER ROOM
THREE BEDROOMS
LARGE REAR GARDEN
GCH & DG FREEHOLD
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 & 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.



Offices in Cardiff & Tonypandy
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3 CROSS STREET PENYGRAIG RHONDDA CF40 1LD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this improved and modernised, forecourt fronted, mid terrace dwelling of traditional construction, with solid masonry elevations beneath a synthetic slate roof to provide accommodation comprising of, an entrance porch, a lounge diner, fitted kitchen, ground floor shower room and three bedrooms.

Cross Street is situated in a conveniently located side street in the centre of the village, where all amenities, including schools, a variety of local shops, food outlets, licensed premises, and a co-op store are immediately to hand.

Tonypany town centre, its train station (and Dinas station) are just five minutes walk and Penygraig is situated on the B4278 offering easy access to the M4 at J34 & A470 via Pontypridd. See the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt and upvc door leading to the entrance porch giving access to the lounge and shower room.

SHOWER ROOM; Comprising a double width glazed panel shower enclosure, a vanity unit wash had basin and close coupled wc, front facing window, tiled walls, plaster skimmed ceiling with inset spotlighting, vynolay flooring.

LOUNGE DINER; 14' 10" x 10'7" rear facing window, access to the kitchen, under-stairs storage cupboard, coved and plaster skimmed ceiling.

KITCHEN; 14'6" x 7'3" fitted kitchen finished in high gloss cream with contrasting black worktops and tiled walls to the worktop areas, built in oven, ceramic hob, chimney style extractor fan cooker hood, single drainer, plumbing connection for a washing machine, wall mounted gch boiler, rear facing window and exit door, vynolay flooring, coved and plaster skimmed ceiling, staircase leading up the first floor, rear facing exit door.

FIRST FLOOR; Staircase leading from the kitchen to the first floor landing, front facing window, access to each bedroom.

BEDROOM ONE; 14'8" x 7'8" rear facing window, plaster skimmed ceiling, access to the loft.

BEDROOM TWO; 7'7" x 6'10" front facing window, plaster skimmed ceiling.

BEDROOM THREE; 13' 6" x 7'7" rear facing window, plaster skimmed ceiling.

EXTERIOR; Enclosed rear garden with artificial grass and a lower level rear area.

ENERGY RATING; 71 / C.

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 system of gas fired central heating with a combination boiler (not tested), several power points a TV point and the windows and doors are of upvc specification. The seller has no onward purchase hence the property is available with immediate vacant possession.

ASKING PRICE; £120,000.

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

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

