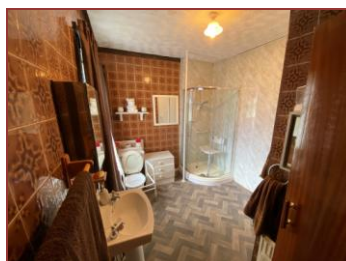
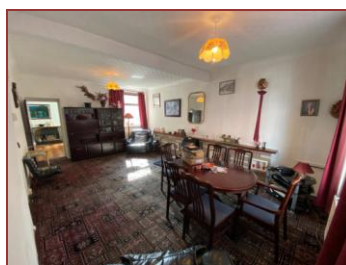
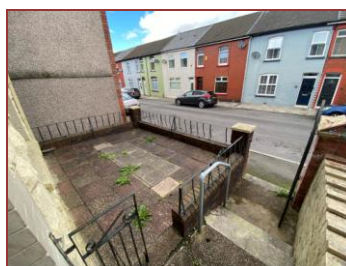


BR3963TP/1025

FOR SALE RICKARDS STREET PORTH RHONDDA ASKING PRICE £ 124,950



MAIN FEATURES
FORECOURT FRONTED TWO STOREY END TERRACE HOUSE
ENTRANCE PORCH & HALLWAY
LOUNGE & DINING ROOM FITTED KITCHEN
THREE BEDROOMS & FIRST FLOOR BATHROOM
ENCLOSED REAR COURTYARD EXTERNAL WC & GARAGE
FREEHOLD ALL MAINS SERVICES GCH & DG
NO ONWARD CHAIN

Notice To Prospective Purchasers / Tenants

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 and / 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 and Tenants must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase / rent 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.

BR3963TP

RICKARDS STREET PORTH RHONDDA CF39 9LL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this extended, forecourt fronted two storey, end of terrace residential dwelling, of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising, an entrance porch and hallway, a lounge, dining room and kitchen, plus three bedrooms and a first floor bathroom, along with a garage to the rear.

Rickards Street is a very popular and well established residential (side street), where all amenities including schools, shops, Porth town centre / train and bus stations are within walking distance, as well as the local Morrison's superstore and Rhondda Heritage Park.

There is easy access to the A4058 which links Rhondda to Pontypridd, the A470 / Brecon Beacons National Park and M4 to Cardiff, which is circa 30 minutes drive (and there are frequent bus and train services to the capital).

See the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt, and glazed panel upvc door to the entrance porch, side footpath access to the rear.

ENTRANCE HALL / PORCH; Glazed panel door from the porch to the hallway, access to the lounge, stairs to the first floor, original moulded coved ceiling archway.

LOUNGE; 20'10" x 13'1" front and rear facing windows, feature fireplace and fitted gas fire, access to the dining room, coved and papered ceiling.

DINING ROOM; 11'7" x 10'4", side facing window, feature fireplace with a fitted gas fire, under-stairs storage, wood block flooring, papered ceiling, access to the kitchen.

KITCHEN; 11' x 8'2" modern fitted kitchen with ample base and wall units finished in high gloss grey and matching worktops, plus upstands to the worktop walls, built-in oven and gas hob, single drainer, plumbing connection for a washing machine, space for a fridge / freezer, pelmet and cornice coving, tiled floor, plastered ceiling with inset spotlighting, wall mounted combination gch boiler (not tested), side and rear facing windows, side facing exit door.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, spindles and balustrading to the staircase and landing, access to each bedroom, the bathroom and the loft, textured ceiling.

BEDROOM ONE; 12'8" x 9'2" front facing window, coved and plastered ceiling.

BEDROOM TWO; 9'4" x 7'4" front facing window, papered ceiling.

BEDROOM THREE; 12' x 10'4" rear facing window, built in wardrobes, textured ceiling.

BATHROOM; Comprising a three piece suite to include a glazed panel corner shower and electric shower unit, a close coupled wc and wash hand basin, airing cupboard, tiled walls, rear facing window, textured ceiling.

EXTERIOR REAR; Enclosed courtyard, external wc and garage with an electricity supply and security roller shutter, access to St John's Street.

ENERGY RATING; Current = 62 / D. Potential = 80 / C.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers 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 / satellite / telephone points. The windows are of upvc specification and the property is offered with immediate vacant possession and no onward chain.

ASKING PRICE; £ 124,950.

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.

Photo Gallery

