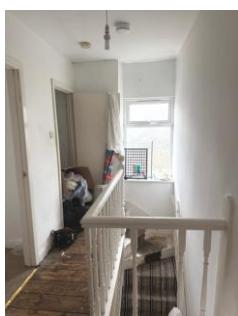


BR3971TP/0226

FOR SALE
HOWARD STREET
CLYDACH VALE TONYPANDY CF40 2BP
ASKING PRICE £ 74,950



MAIN FEATURES

THREE STOREY MID TERRACE HOUSE
LOUNGE & SITTING ROOM, KITCHEN / DINER / UTILITY ROOM
LOWER GROUND FLOOR BATHROOM
THREE BEDROOMS & FIRST FLOOR CLOAKROOM
FREEHOLD GCH & DG ALL MAINS SERVICES
NO ONWARD CHAIN
OFFERS POTENTIAL FOR IMPROVEMENT
GENUINE OFFERS CONSIDERED FOR A QUICK SALE

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.

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this forecourt fronted three storey mid terrace dwelling of traditional construction, to provide accommodation comprising of, an entrance hall, two ground floor reception rooms, a lower ground floor kitchen / diner / utility room and bathroom, and at first floor level, three bedrooms and a cloakroom.

Howard Street is located in Clydach Vale Tonypandy and all amenities are nearby.

See the map inlay below for local directions.

GROUND FLOOR EXTERIOR FRONT; Forecourt garden and upvc door leading to the entrance hall.

ENTRANCE HALL; Access to both of the ground floor rooms, stairs to the lower ground and first floors, rear facing window.

LOUNGE; 11'4" x 9'2" front facing window, wall alcove cupboards (one housing the g.c.h. combination boiler, not tested).

SITTING ROOM; 11'1" x 9'8" rear facing window.

LOWER GROUND FLOOR; Stairs down from the ground floor hallway, leading to the kitchen diner.

KITCHEN DINER / UTILITY COMBINED; 20'4" x 14'10" open plan room comprising a kitchen area with a fitted kitchen, gas and electric cooker points, single drainer, a dining and utility area, rear exit door and window, access to the bathroom.

BATHROOM; Comprising a three piece suite to include a bath, wc and whb, tiled floor, rear facing window.

FIRST FLOOR; Staircase leading up from the ground floor hallway to the landing, rear facing window, spindles and balustrade, access to each bedroom, the cloakroom and loft.

BEDROOM ONE; 12'3" x 11'8" front facing window.

BEDROOM TWO; 9' x 6'8" front facing window.

BEDROOM THREE; 8'1" x 6'5" rear facing window.

CLOAKROOM; First floor cloakroom with a whb and provision for a wc** (the wc has not been fitted and requires installation).

EXTERIOR REAR; Rear garden with lane access.

ENERGY RATING; Current = 70 / C. Potential = 87 / B.

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, several power points / tv / satellite / telephone points and the windows are of upvcdg specification. The property does require some upgrading but offers potential for improvement and is available with immediate vacant possession and no onward chain. All genuine and reasonable offers will be considered.

ASKING PRICE; £ 74,950 (ono).

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.

