

Barbara Rees

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

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

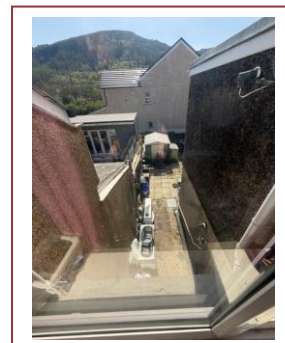
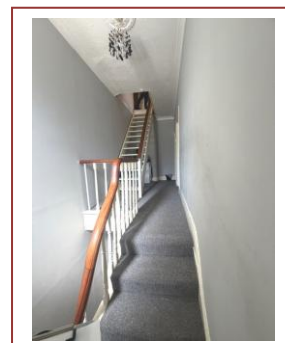
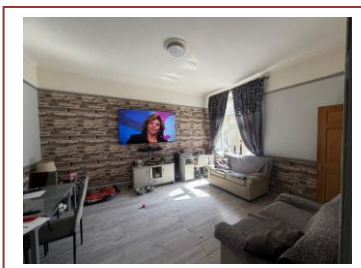
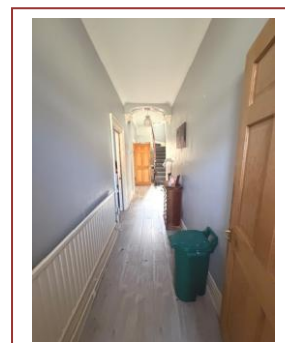
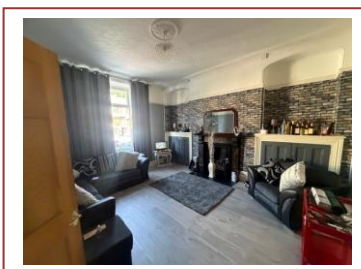
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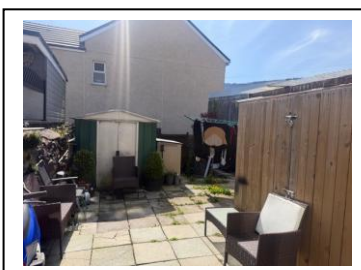
E - mail; tonypandy@barbararees.com

BR3974TP/0426

FOR SALE BUTE STREET TREHERBERT RHONDDA OFFERS INVITED - GUIDE PRICE £170,000



MAIN FEATURES
PAVEMENT FRONTED
MID TERRACE HOUSE
ENTRANCE HALL
LOUNGE DINING ROOM KITCHEN
TWO BEDROOMS & ATTIC ROOM
BATHROOM
FREEHOLD ALL MAINS SERVICES
GCH & DG
TO BE SOLD WITH THE BENEFIT OF
THE EXISTING TENANCY
& RENTAL INCOME



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.



Barbara Rees is a trading style of Barbara Rees Ltd.
Registered in Wales No 4373054
Registered Office 103 Dunraven Street Tonypandy CF40 1AR



BR3974TP

123 BUTE STREET TREHERBERT RHONDDA CF42 5PA

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of traditional construction with solid masonry elevations beneath a synthetic slate roof to provide accommodation comprising of an entrance porch and hallway, a lounge, dining room and kitchen, two double bedrooms and an attic room, plus a family bathroom.

Bute Street is located in Treherbert Rhondda (on the A4061), approximately a mile and half from the busy and award winning town of Treorchy.

All amenities are nearby, see the map inlay below for local directions.

THE ACCOMMODATION; Pavement front and upvc'dg door giving access to the porch and entrance hall, access to the lounge and dining room, stairs to the first floor.

LOUNGE; 15'3" x 12'10" front facing window.

DINING ROOM; 15'8" x 12'10" rear facing window, access to the kitchen.

KITCHEN; 11'6" x 8'2" fitted kitchen comprising a range of base and wall units with a single drainer and built in appliances, space and connection for a washing machine, tiled walls to the worktop areas, rear facing window, side facing exit door.

FIRST FLOOR; Staircase leading from the hall to the first floor landing, access to each bedroom, the bathroom and attic room.

BEDROOM ONE; 17'2" x 17' front facing window.

BEDROOM TWO; 13'8" x 13' rear facing window.

ATTIC ROOM; 20'6" x 15'6" plus a walk in storage room, front and rear facing velux windows.

BATHROOM; Comprising a walk in shower, wc and wash hand basin.

EXTERIOR REAR; Enclosed rear garden with lane access.

ENERGY RATING; 60 / D.

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'dg specification. The property is to be sold with the benefit of the exiting tenancy and rental income £750 p/c/m.

ASKING PRICE; Offers invited – Guide price £ 170,000.

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

