

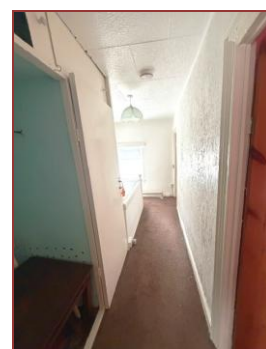
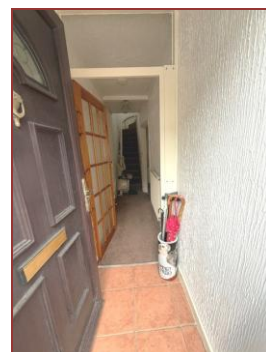
BR3978TP/0826

FOR SALE CLYDACH ROAD CLYDACH VALE TONYPANDY ASKING PRICE £ 72,500



MAIN FEATURES

PAVEMENT FRONTED
MID TERRACED HOUSE
ENTRANCE PORCH & HALLWAY
LOUNGE / DINING ROOM
FITTED KITCHEN
GROUND FLOOR BATHROOM
THREE BEDROOMS
ENCLOSED REAR GARDEN
FREEHOLD
ALL MAINS SERVICES
GCH & DG
NO ONWARD CHAN
POTENTIAL FOR IMPROVEMENT



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.

BR3978TP

CLYDACH ROAD CLYDACH VALE TONYPANDY CF40 2BD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of traditional construction with solid masonry elevations overlain with a pitched slate roof, to provide accommodation comprising of, an entrance porch and hallway, a lounge / dining room, fitted kitchen, ground floor bathroom and three first floor bedrooms.

Clydach Road is a popular location situated in Clydach Vale, Tonypandy, where all amenities are nearby including schools, shops, train and bus services, along with leisure centres at Porth or Gelligaled Park.

Clydach Vale lies uphill of Tonypandy square and the main town centre, being approximately six miles from Talbot Green and J34 (M4), see the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and upvc front door leading to the entrance porch and hallway, internal door to the lounge, stairs to the first floor.

LOUNGE / DINING ROOM; 22' x 11'8" front and rear facing windows, double sliding doors to the centre of the room, two feature fireplaces, access to a small lobby and the bathroom, door to the kitchen, coved and papered ceiling.

KITCHEN; 10'2" x 9'10" fitted base and wall units, single drainer, plumbing connection for a washing machine, electric cooker point, tiled floor, coved and textured ceiling, rear facing exit door.

BATHROOM; Accessed via a small lobby (and under stairs storage area) and comprising a walk in shower, a close coupled wc and wash hand basin, tiled walls, rear facing window.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, rear facing window, access to each bedroom, built in wardrobe.

BEDROOM ONE; 10'10" x 7'10" front facing window.

BEDROOM TWO; 7'8" x 6'9" front facing window, access to the loft.

BEDROOM THREE; 10'9" x 8'10" rear facing window, airing cupboard housing a combination gch boiler (not tested), rear facing window.

EXTERIOR REAR; Enclosed rear garden.

ENERGY RATING; Current rating = 73 / 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, several power points / tv and telephone points. The external windows / doors are of upvc specification and the seller has no onward chain. The property offers potential for improvement and is available with immediate vacant possession.

ASKING PRICE; £ 72,500.

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.

