

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3821TP/0324

FOR SALE LLWYNCELYN PARK LLWYNCELYN PORTH ASKING PRICE £ 359,950



MAIN FEATURES

RARELY AVAILABLE

EXECUTIVE STYLE DETACHED RESIDENCE

IN A MUCH SOUGHT AFTER LOCATION

THREE RECEPTION ROOMS & A CONSERVATORY

FITTED KITCHEN FOUR BEDROOMS (ONE EN SUITE)

FAMILY BATHROOM

WELL MAINTAINED GARDEN

WITH A PATIO DECKING & LAWNED AREAS

INTEGRAL GARAGE & CAR PORT

FREEHOLD ALL MAINS SERVICES GCH & DG

IMMACULATELY PRESENTED

INTERNAL VIEWING HIGHLY RECOMMENDED

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 & 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 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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DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this rarely available executive style detached residence of traditional construction with face brick elevations, beneath an interlocking pitched tile roof, to provide accommodation comprising of an entrance porch, a lounge / sitting room and dining room, fitted kitchen / conservatory / ground floor cloakroom, family bathroom, four bedrooms (one en suite), an integral garage and car port / driveway.

Llwynceilyn Park is a modern well laid out private residential development in a popular and sought after location, enjoying south facing views of the surrounding vale.

Llwynceilyn lies on the A4058 / B4278, to the South East of Porth town centre and offers easy access to Pontypridd, the A470 & M4.

All amenities are immediately to hand and staff at our Tonypany office will be pleased to provide local directions on request, alternatively see the map inlay below.

THE ACCOMMODATION; Front forecourt, vehicular driveway and gated car port, access to the garden and garage, steps up to the front door. Leaded light double glazed upvc door giving access to the entrance porch, access to the ground floor cloakroom, glazed panel door leading to the lounge, coved ceiling.

CLOAKROOM: Comprising a low level wc and wash hand basin finished in pearl white, chrome towel rail, tiled walls and flooring, front facing window, coved and textured ceiling with a chrome ceiling spot light.

LOUNGE; 19'3" x 12'2" Front facing window, feature fireplace with a composite fire surround, marble hearth and fitted living flame gas fire, under stairs storage area, staircase with spindles and balustrade leading to the first floor, glazed panel door leading to the dining room, coved ceiling.

DINING ROOM; 19'3" x 10'8" Rear facing patio doors and window, face brickwork archway feature to the centre of the room, coved ceiling, glazed panel door leading to the kitchen.

KITCHEN; 14'7" x 9'10" Fitted kitchen to include an extensive range of base and wall cupboards finished in light oak with contrasting worktops and tiled walls to the worktop areas, built in double oven and grill, ceramic hob and extractor fan, single drainer, plumbing connections for a washing machine, integrated fridge freezer, gas boiler, glass door display wall cupboards, pelmet and cornice coving, ceramic tiled floor, coved ceiling, rear facing window, side facing door leading to the conservatory, glazed panel door leading to the sitting room.

SITTING ROOM: 14'4" x 9'4" Front facing window, feature fireplace with a composite fire surround, marble hearth and fitted living flame coal effect gas fire, coved ceiling.

CONSERVATORY: 12'10" x 12'2" Front, side and rear facing windows, side facing patio doors, plaster skimmed ceiling with inset spot lighting.

FIRST FLOOR; Staircase with spindles and balustrade leading from the entrance hall to the first floor landing, access to each bedroom, the airing cupboard and the loft, coved and ceiling.

BEDROOM ONE; 13'2" x 9'9" Front facing window, fitted wardrobes and vanity unit, coved ceiling, en-suite shower room comprising a large glazed panel shower enclosure with an electric shower unit, a vanity unit wash hand basin, low level wc, ceramic tiled walls and floor, chrome towel rail.

BEDROOM TWO; 12'10" x 10'8" Front facing window, full width / height fitted wardrobes, vanity unit and bedside cabinets, coved ceiling.

BEDROOM THREE; 12' x 9'9" Rear facing window, full width / height fitted wardrobes and vanity unit / bedside cabinets, coved ceiling.

BEDROOM FOUR; 9'10" x 9'10" Rear facing window, coved ceiling.

BATHROOM; Good size family bathroom comprising a three piece suite finished in pearl white, with chrome trim, a vanity unit wash hand basin with inset spot lighting above, low level wc, a bath with a mixer tap shower above and glazed panel shower screen, chrome towel rail, rear facing window, ceramic tiled walls and floor, coved ceiling.

EXTERIOR; Large split level garden with mature and well maintained shrubbed, lawned, patio and decked arrears, integral garage with an up and over door, accessed from the front car port.

ENERGY RATING; Current = 69 / C. Potential = 81 / B. Full EPC available for inspection at our office or via the online EPC register.

ASKING PRICE; £359,950.

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.

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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 a system of gas fired central heating (not tested) several power points tv and telephone points, a security alarm system and the exterior windows and doors are of upvc double glazed specification,. The property is exceptionally well maintained and immaculately presented and internal viewing is highly recommended. Finally the seller has no onward purchase, hence, full and immediate vacant possession is available.

