

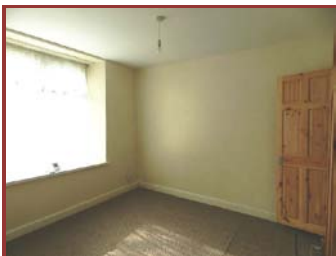
# Barbara Rees

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

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BR3030PP/050914

## FOR SALE BERW ROAD PONTYPRIDD ASKING PRICE £ 79,950



**MAIN FEATURES**  
**IMPROVED & MODERNISED END OF TERRACE HOUSE**  
**ENTRANCE HALL TWO RECEPTION ROOMS**  
**THREE BEDROOMS KITCHEN & BATHROOM**  
**ENCLOSED GARDEN GCH & DG FREEHOLD**  
**NO ONWARD CHAIN & INTERNAL VIEWING RECOMMENDED**

### *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 & 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.*

**BR3030TP**

**BERW ROAD PONTYPRIDD CF37 2AB**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer this end of terrace dwelling of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance hall two receptions, a kitchen, bathroom and three bedrooms.

Berw road is located close to Pontypridd town centre, with easy access to the A470 trunk road, the bus station and all amenities, which are nearby.

Staff at our Pontypridd office will be pleased to provide local directions upon request.

**THE ACCOMMODATION;** Pavement entrance, upvc door with leaded light glass leading to the hallway, access to both reception rooms and the kitchen, stairs to the first floor.

**RECEPTION ONE;** 13'4" x 10'8" front facing window, wall alcoves and cupboards, plaster skimmed ceiling.

**RECEPTION TWO;** 10'10" x 11' front facing window, under stairs storage cupboard housing the gch boiler, plaster skimmed ceiling.

**KITCHEN;** 17'6" x 6'10" galley style kitchen with a cream units and contrasting wood grain worktops, single drainer, built in oven hob and stainless steel chimney cooker hood, ceramic tiled floor, ceiling spotlights, access to the bathroom, rear facing window and exit door.

**BATHROOM;** Comprising a three piece suite finished in pearl white to include a bath and shower, a low level wc and vanity unit wash hand basin, ceramic tiled walls to the splash back areas, ceramic tiled floor, rear facing window, ceiling spotlights.

**FIRST FLOOR;** Staircase leading from the hallway to the first floor landing, chrome featured spindles and balustrade, access to each bedroom, velux roof window.

**BEDROOM ONE;** 13'4" x 7'9" front facing window, plaster skimmed ceiling.

**BEDROOM TWO;** 9'2" x 7' front facing window, plaster skimmed ceiling.

**BEDROOM THREE;** 9'7" x 9'3" front facing window, plaster skimmed ceiling.

**EXTERIOR;** Enclosed garden and side entrance.

**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 system of gas fired central heating (not tested), double glazed windows and doors and the property has been refurbished with internal viewing recommended.

**ASKING PRICE;** £ 79,950

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

**MORTGAGE;** Available subject to status, please ask for an appointment with our independent financial advisor.



# Energy Performance Certificate

## Energy Performance Certificate



126, Berw Road, PONTYPRIDD, CF37 2AB

Dwelling type: End-terrace house  
 Date of assessment: 31 May 2013  
 Date of certificate: 31 May 2013  
 Reference number: 7598-0061-7255-0397-1900  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 78 m<sup>2</sup>

### Use this document to:

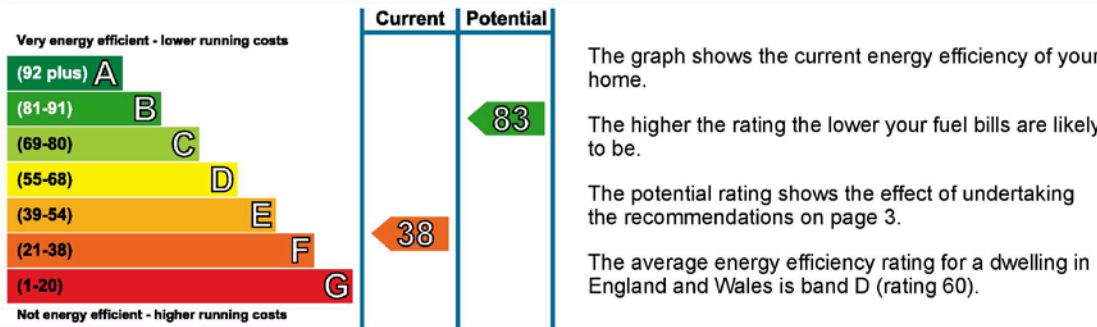
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,726
Over 3 years you could save	£ 2,070

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 135 over 3 years	
Heating	£ 3,267 over 3 years	£ 1,326 over 3 years	
Hot Water	£ 192 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 3,726</b>	<b>£ 1,656</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 105	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,041	✓
3 Floor insulation	£800 - £1,200	£ 210	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.