

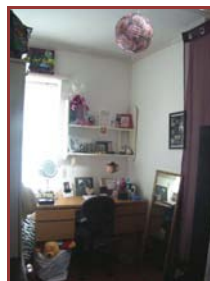
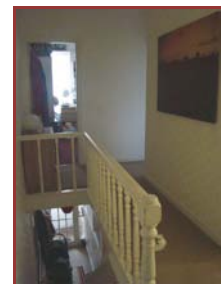
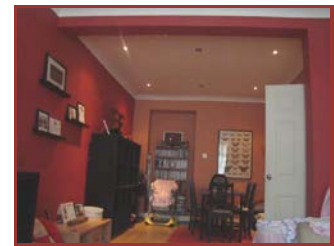
Barbara Rees

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

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BR3049PP/211114

FOR SALE STOW HILL TREForest ASKING PRICE £ 135,000



MAIN FEATURES

FORECOURT & BAY FRONTED
MID TERRACE HOUSE
ENTRANCE HALL LOUNGE DINER
FITTED KITCHEN
CONSERVATORY / UTILITY ROOM
FOUR BEDROOMS BATHROOM
REAR GARDEN
GCH & DG FREEHOLD
INVESTMENT POTENTIAL
FOR LETTING

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.

BR3049PP

STOW HILL TREFOREST CF37 1RZ

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer this forecourt and bay fronted mid terrace property of traditional construction with solid masonry elevations beneath a slate roof to provide accommodation comprising of, an entrance porch and hallway, one reception room, a kitchen and conservatory / utility room, four bedrooms and a bathroom.

Stow hill is located near to the university and Pontypridd town centre being located just off Wood road.

All amenities are nearby and staff at our Pontypridd office will be pleased to provide more detailed local directions.

THE ACCOMMODATION; Front forecourt, upvc door and entrance porch leading to the hallway, access to the lounge and kitchen, stairs to the first floor, original moulded coved and feature archway to the ceiling, under stairs storage cupboard.

RECEPTION ONE; 23'9" x 11'4" front facing walk in bay window, laminate flooring, coved and plaster skimmed ceiling with inset spotlighting.

KITCHEN; 9'4" x 9'2" fitted base and wall units finished blue high gloss with white worktops and ceramic tiled walls to the worktop areas, single drainer, gas cooker point, plumbing connections for a dishwasher, tiled flooring and textured ceiling, access to the bathroom, side facing window and door to the conservatory / utility room.

CONSERVATORY / UTILTIY ROOM; 8'2" x 6' fitted base cupboards, plumbing connections for a washing machine, rear facing panel windows and exit door leading out to the garden.

BATHROOM; Comprising a three piece suite finished in pearl white to include a bath with mixer shower, a low level wc and vanity units with an inset wash hand basin, marble effect pvc wall panelling, side and rear facing window, laminate tiled flooring, textured ceiling.

FIRST FLOOR; Staircase with spindles and balustrading leading from the hallway to the first floor landing, access to each bedroom, coved and textured ceiling.

BEDROOM ONE; 11'8" x 9'5" front facing window, plaster skimmed ceiling.

BEDROOM TWO; 8'8" x 6'8" front facing window, coved and plaster skimmed ceiling, pull down ladder access to the boarded loft area with a velux roof window.

BEDROOM THREE; 10'8" x 8'9" rear facing window.

BEDROOM FOUR; 11' x 9'5" rear facing window, wall mounted Worcester central heating boiler (not tested), airing cupboard, secondary access to the loft, plaster skimmed ceiling.

EXTERIOR; Enclosed courtyard and garden with a storage shed and rear lane access.

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 has verbally informed us 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 s system of gas fired central heating (not tested) several power points a tv and telephone point. The exterior windows and doors are of upvc specification and the property offers potential for investment / letting either a s family home or multiple occupancy subject to compliance with HMO requirements.

ASKING PRICE; £ 135,000

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.

