

BR3969TP/1225

**FOR SALE  
FIRST FLOOR FLAT  
PRETORIA ROAD TONYREFAIL CF39 8PW  
ASKING PRICE £ 93,500**



**MAIN FEATURES**  
**SPACIOUS FIRST FLOOR FLAT**  
**IN A SOUGHT AFTER LOCATION**  
**ENTRANCE HALL**  
**LOUNGE KITCHEN / DINER**  
**TWO BEDROOMS BATHROOM**  
**ALL MAINS SERVICES GCH & DG**  
**GARDEN AREA & STORAGE SHED**  
**LONG LEASEHOLD**  
**LOW GROUND RENT £10 P/A**

*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.*

**BR3969TP**

**FIRST FLOOR FLAT PRETORIA ROAD TONYREFAIL CF39 8PW**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this spacious and purpose built, first floor flat, located a short distance away from Tonyrefail town centre.

The flat is one in a block of four low rise units, with front and rear patio / garden areas and accommodation comprising of, an entrance porch / hallway, first floor landing, a lounge, kitchen diner, two double bedrooms and a bathroom.

Pretoria road is a popular and well established residential street, situated in Tonyrefail, where all amenities are nearby, along with easy access to Talbot Green / Pontyclun, the M4 and Rhondda Valley. See the map inlay below for local directions.

**THE ACCOMMODATION;** Communal front garden entrance, glazed panel front door leading to the hallway, internal staircase up to the first floor landing, giving access to each room and the loft.

**LOUNGE;** 16'8" x 13' front facing window, feature fireplace with a gas fire and central heating boiler, dado rail, textured ceiling.

**KITCHEN DINER;** 13' x 11' fitted base and wall units, single drainer, space for a cooker, fridge freezer and washing machine, rear facing window, textured ceiling.

**BEDROOM ONE;** 14'2" x 10'7" front facing window, textured ceiling.

**BEDROOM TWO;** 10'10" x 10' rear facing window, built in wardrobe, textured ceiling.

**BATHROOM;** Comprising a three piece suite, finished in pearl white, to include a bath with a shower above, a wc and wash hand basin, tiled walls to the splashback areas, rear facing window, textured ceiling.

**EXTERIOR;** Side and rear garden area with a brick built storage shed.

**ENERGY RATING;** Awaited.

**LEASEHOLD;** Lease term 125 years from 08<sup>th</sup> August 1985, ground rent £10 annually, service charges TBC.

**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 leasehold 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), several power points tv and telephone points and the windows are of upvc specification. The flat is nicely presented and is to be sold with vacant possession, (the seller has no onward chain).

**ASKING PRICE;** £ 93,500.

**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.

