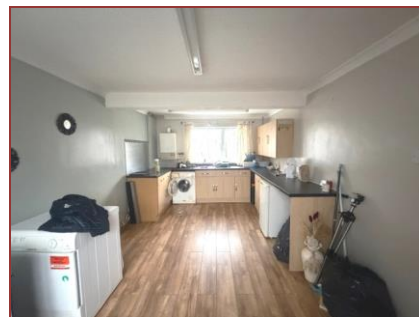
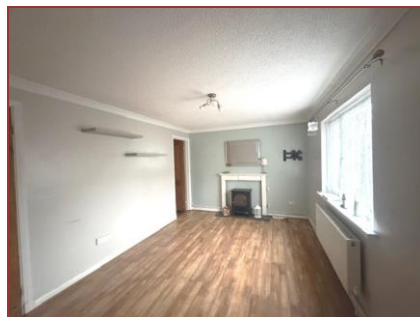


BR3970TP/0126

## FOR SALE HENDRE GWILYM PENYGRAIG RHONDDA CF40 1HG ASKING PRICE £ 93,500



**MAIN FEATURES**  
**TWO STOREY MID LINK HOUSE**  
**ENTRANCE HALL & LOUNGE**  
**KITCHEN / DINER**  
**TWO DOUBLE BEDROOMS**  
**GROUND FLOOR BATHROOM**  
**ENCLOSED GARDEN**  
**FREEHOLD GCH & DG**  
**ALL MAINS SERVICES**  
**NO ONWARD CHAIN**



### 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.*

**BR3970TP**

## **HENDRE GWILYM PENYGRAIG RHONDDA CF0 1HG**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this two storey mid link house of traditional construction, beneath a synthetic slate roof to provide accommodation comprising of, an entrance hall, a lounge, kitchen / diner, two double bedrooms and a ground floor bathroom

Hendre Gwilym is located in Penygraig (Rhondda) where all amenities are within walking distance including schools, shops, road and rail links to Pontypridd / Talbot Green, The M4 and Cardiff.

Vehicular access to Hendre Gwilym is gained off the A4119 via Gilfach Road, Mikado Street and Kerslake Terrace, see the map inlay below for local directions.

**THE ACCOMMODATION;** Front and rear entrances via an open plan small front garden and enclosed rear garden, UPVC front and rear doors.

**ENTRANCE HALL / PORCH;** Front hallway with access to the lounge and bathroom, stairs to the first floor.

**LOUNGE;** 14'6" x 10'2" rear facing window, feature fireplace, walk in cupboard, coved and textured ceiling, access to the kitchen diner.

**KITCHEN / DINING ROOM;** 16'9" x 13'8" L shaped room (measurements taken at the longest and widest points), front and rear facing windows, fitted kitchen with a range of base and wall units finished in light beech with contrasting black worktops and tiled walls to the worktop areas, single drainer, gas cooker point, space for a washing machine and fridge freezer, wall mounted combination gas boiler (not tested), several power points, under stairs storage cupboard, coved and textured ceiling, rear facing door leading to the exit porch and rear garden.

**BATHROOM;** Comprising a three piece suite to include a bath with an electric shower, a pedestal wash hand basin and close coupled wc, front facing window, textured ceiling.

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, front facing velux roof window, walk in storage cupboard, access to both bedrooms and the loft.

**BEDROOM ONE;** 11'6" x 10'2" rear facing window, walk in and under eaves storage, textured ceiling.

**BEDROOM TWO;** 10'6" x 10'1" rear facing window, textured ceiling.

**EXTERIOR REAR;** Enclosed rear garden with gated pedestrian access / exit.

**ENERGY RATING;** Awaiting.

**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 / satellite / telephone points and the windows are of upvc specification. The property would be ideal for first time buyers and is offered with immediate vacant possession, as the seller, does not have any related or onward purchase.

**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.

