

Barbara Rees

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

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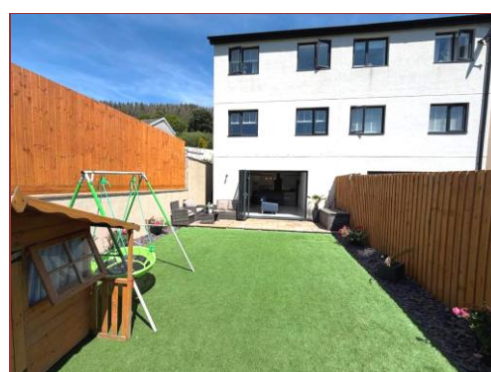
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BR3976TP/0726

FOR SALE MODERN SEMI DETACHED HOUSE BRYNHYFRYD STREET CLYDACH VALE TONYPANDY ASKING PRICE £ 229,950



MAIN FEATURES

MODERN THREE STOREY
SEMI DETACHED HOUSE

ENTRANCE HALL / GF CLOAKROOM

STUDY ROOM / LIVING ROOM

LGF KITCHEN / DINER / LOUNGE

THREE BEDROOMS / BATHROOM

VEHICULAR DRIVEWAY & REAR GARDEN

G.C.H & D.G FREEHOLD

OPEN & PANORAMIC SOUTH EAST FACING

REAR VIEWS OVER THE SURROUNDING VALE

INTERNAL VIEWING IS HIGHLY

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 & 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.



Barbara Rees Ltd Registered in Wales No 4373054
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BR3976TP

78 BRYNHYFRYD STREET CLYDACH VALE TONYPANDY RHONDDA CF40 2DY

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this modern three storey semi detached house being one of four units built early / mid 2020, with elevations finished in a Cream K Render beneath a pitched synthetic slate roof to provide accommodation comprising of, an entrance hall, ground floor cloakroom, study room, living room, a lower ground floor kitchen / diner / lounge combined, plus three first floor bedrooms and a family bathroom.

The property has been built to take advantage of the rear, South East facing (and panoramic) views of the surrounding Mid Rhondda Vale and mountainside / forestry.

Brynhwyryd is located in the village of Clydach Vale (Tonypandy) and all amenities are nearby, including schools, shops and transport links. Clydach Vale lies uphill of Tonypandy (square) and town centre, with vehicular access gained off the A4119, via Court Street and Clydach Road. The M4 at J34 is approximately six miles to the South East and frequent train services link Tonypandy, Pontypridd and Cardiff, see the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt / vehicular driveway (car parking for 2 - 3 vehicles), secure pvc (panelled) front door giving access to the hallway.

HALLWAY; Door to the cloakroom, access to the study and living room, stairs to the first floor, built in storage / services cupboard.

CLOAKROOM; Comprising a vanity unit wash hand basin, a close coupled wc, side facing window, plaster skimmed ceiling with inset spotlighting.

STUDY; 8'10" x 6'10" front facing window, plaster skimmed ceiling.

LIVING ROOM; 15'10" x 15'3" bright and spacious L shaped living room with two rear facing windows that enjoy open views over the surrounding vale and forestry, stairs (with clear glass panels) leading down to the lower ground floor kitchen diner, plaster skimmed ceiling.

KITCHEN / DINER / LOUNGE COMBINED; 23' x 16' rear facing (full width / height), double glazed patio doors, fitted kitchen comprising an extensive range of base and wall units finished in high gloss grey, with matching quartz worktops and integrated appliances, pelmet and cornice coving, space for a large American style fridge freezer, freestanding island unit accommodating a single drainer, dishwasher and washing machine, lounge / dining / sitting area, tiled floor, under stairs storage cupboard, plaster skimmed ceiling with inset spotlighting.

FIRST FLOOR; Staircase with clear glass panels, leading from the hallway to the first floor landing, access to each bedroom, the bathroom and loft via a pull down ladder access (the loft can be used for storage and also houses the GCH boiler).

BEDROOM ONE; 12'6" x 9'4" rear facing window, fitted wardrobes, plaster skimmed ceiling.

BEDROOM TWO; 9'2" x 8'6" front facing window, plaster skimmed ceiling.

BEDROOM THREE; 7'4" x 6'2" rear facing window, plaster skimmed ceiling.

BATHROOM; Comprising a pearl white, three piece suite to include a bath & mixer tap / overhead cascade shower with a glazed panel enclosure, a wash hand basin and close coupled wc, tiled walls to the splashback areas, vinolay flooring, plaster skimmed ceiling, front facing window.

EXTERIOR; Enclosed rear garden with patio and artificial grassed areas, side access steps.

ENERGY RATING; 85 / B.

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 with a combination boiler located in the loft (not tested), several power points, telephone and TV / Satellite points and the external windows and doors are of energy efficient double glazed pvcu specification. Early viewing is recommended to appreciate this homely dwelling and the South East facing vista.

ASKING PRICE; £ 229,950.

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.

PHOTO GALLERY & FLOOR PLANS

