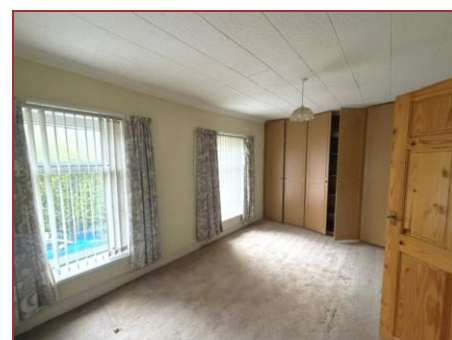


BR3981TP/1026

**FOR SALE
CHURCH TERRACE YNYSHIR
PORTH RHONDDA
ASKING PRICE £ 99,500**



**MAIN FEATURES
PAVEMENT FRONTED
END OF TERRACE HOUSE
ENTRANCE PORCH & HALLWAY
LOUNGE & KITCHEN DINER
GROUND FLOOR BATHROOM
THREE BEDROOMS
ENCLOSED REAR GARDEN
FREEHOLD ALL MAINS SERVICES
NO ONWARD CHAIN**

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.

BR3981TP

CHURCH TERRACE YNYSHIR PORTH RHONDDA CF39 0ET

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted end of terrace dwelling of traditional construction, with natural stone elevations beneath a synthetic slate roof to provide accommodation comprising of, an entrance porch and hallway, a large through lounge, a kitchen diner, three bedrooms and a ground floor bathroom.

Church Terrace is located in Ynyshir (Porth) Rhondda and all amenities are nearby, including, schools, shops and good transport links to Pontypridd, Cardiff and the M4 (via the A470).

Vehicular access is gained off the A4233, and Ynsyhir Road, see the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and hardwood panel door giving access to the porch, internal door to the hallway with access to the lounge, moulded feature coved archway and stairs up to the first floor.

LOUNGE; 21'6" x 11'6" front and rear facing windows, feature fireplace, wall alcoves, coved / textured ceiling, access to the kitchen.

KITCHEN; 16'3" x 9'8" fitted kitchen to include a range of base and wall units finished in maple, with pelmet and cornice coving with contrasting worktops, a single drainer, electric cooker point, space for a washing machine and tumble dryer, tiled walls and floor, rear facing window and exit door, under stairs storage cupboard, access to the bathroom, textured ceiling.

BATHROOM; Comprising a pearl white, three piece suite, to include a large glazed panel shower enclosure with an electric shower unit, a close coupled wc and vanity unit wash hand basin, rear facing window, tiled walls and floor, boiler cupboard, plaster skimmed ceiling.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, access to each bedroom and the loft.

BEDROOM ONE; 15' x 10' two front facing windows, fitted wardrobes, coved ceiling.

BEDROOM TWO; 11'9 x 9'5" rear facing window, fitted wardrobes, coved ceiling.

BEDROOM THREE; 9'8" x 7'9" rear facing window, coved ceiling.

EXTERIOR; Enclosed patio garden with a block built storage shed and greenhouse, rear lane access.

ENERGY RATING; Awaited.

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 seller 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 (not tested), several power points TV and telephone points, a security alarm system and the windows and rear door are of upvc specification. The property offers potential for improvement, being offered for sale, with full and immediate vacant possession.

ASKING PRICE; £ 99,500.

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

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

