

Barbara Rees

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

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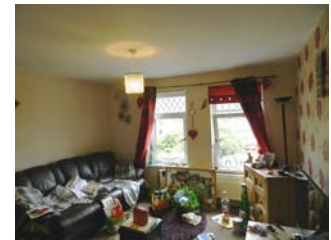
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BR3501TP/100819

FOR SALE NEBO ESTATE YSTRAD RHONDDA ASKING PRICE £ 49,950



MAIN FEATURES

**PURPOSE BUILT FIRST FLOOR FLAT
IDEAL INVESTMENT FOR SALE WITH THE BENEFIT
OF THE CURRENT TENANCY & RENTAL INCOME
ENTRANCE HALL LOUNGE DINER KITCHEN
TWO BEDROOMS BATHROOM GCH & DG**

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.



Offices in Cardiff, Pontypridd & Tonypandy
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NEBO ESTATE YSTRAD RHONDDA CF41 7QP

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this purpose built first floor flat situated at the Nebo Estate Ystrad Rhondda.

The flat is one of four, self contained units in a low rise / two storey, brick built block, near the entrance to the estate.

All amenities are nearby and this represents an ideal investment opportunity, as the current tenant wishes to remain in occupation for the long term.

See the map inlay below for local directions and contact our Tonypany office to arrange an accompanied viewing.

THE ACCOMMODATION; Communal entrance with a door entry security system, stairs to the first floor landing, front door leading to the entrance hall of the flat.

ENTRANCE HALL; Access to each room, built in storage cupboards.

LOUNGE / DINER; 12'5" x 12'1" two rear facing windows, textured ceiling.

KITCHEN; 12'5" x 10'1" fitted kitchen comprising a range of base and wall units finished in high gloss pearl white with contrasting worktops and tiled walls to the worktop areas, built in oven hob and extractor fan cooker hood, single drainer, plumbing connections for a washing machine, front facing window, tiled flooring, textured ceiling.

BEDROOM ONE; 13'5" x 9'2" rear facing window, walk in wardrobe and airing cupboard housing the gch boiler (not tested), textured ceiling.

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

BATHROOM; Comprising a three piece suite finished in pearl white to include a bath and electric shower above, a wc and wash hand basin, tiled walls to the splash-back areas, front facing window, textured ceiling vynolay flooring, textured ceiling.

EXTERIOR; Communal gardens and grounds / shared on site car parking.

ENERGY RATING;

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 property is of leasehold tenure 125 years from 15-12-1995 at a ground rent of £10 p/a. The property has the benefit of all mains services, gch (not tested) several power points, tv and telephone points and the exterior windows are double glazed. The property is to be sold with the benefit of the existing tenancy and rental income of £80-00 per week (the tenant has indicated their preference to remain in occupation via the terms of a new a.s.t. if required).

ASKING PRICE; £ 49,950

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

