Barbara Rees

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

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BR3551TP/161220

FOR SALE VIA INFORMAL TENDER
PRIMROSE STREET, TONYPANDY
GUIDE PRICE OFFERS OVER £65,000

MAIN FEATURES

MID TERRACE HOUSE
WITH POTENTIAL FOR IMPROVEMENT
ENTRANCE HALL LOUNGE
DINING ROOM & KITCHEN
TWO (FORMERLY THREE) BEDROOMS
FIRST FLOOR BATHROOM
ENCLOSED REAR GARDEN FREEHOLD
ALL MAINS SERVICES NO ONWARD CHAIN
OFFERS TO BE MADE VIA INFORMAL TENDER
TO BARBARA REES TONYPANDY

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.

BR3155TP

59 PRIMROSE STREET, TONYPANDY CF40 1BQ
FOR SALE VIA INFORMAL TENDER

VIEWING DATES AND TIMES
Saturday January 9th 2021 between 11am & 12 mid day
Wednesday January 13th 2021 between 11am & 12 mid day
Friday January 15th between 11am & 12 mid day
All viewers will be required to register with Barbara Rees via email to tonypandy@barbararees.com prior to viewing and (subject to availability) you will be allocated a 10 minute viewing slot on one of the viewing days

CLOSING DATE FOR TENDERS; 12 Mid Day on Wednesday 20th January 2021

DESCRIPTION LOCATION & DIRECTIONS; Upon the instructions of the Trustees of The Archdiocese of Cardiff, Barbara Rees is pleased to offer for sale (via informal tender), this pavement fronted mid terrace house situated in Primrose Street Tonypandy Rhondda.

THE ACCOMMODATION; Pavement entrance and upvc double glazed door leading to the hallway, internal door to the lounge, dining room and stairs to the first floor.

LOUNGE; 11'4" x 11'2" Front facing window, ceramic tiled fireplace and hearth, gas fitted fire, papered ceiling,

DINING ROOM; 11'9" x 11'9" Rear facing window, feature fireplace with a fitted gas fire, under-stairs storage cupboard, tongue and grove pine panelled ceiling, access to the kitchen.

KITCHEN; 11'4" x 8'7" Side and rear facing windows, single drainer, electric cooker point, rear facing exit door leading out to the conservatory, conservatory with access out to the garden.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, access to both bedrooms, bathroom and the loft.

BEDROOM ONE; 15'x 12'2" Two front facing windows, textured ceiling.

BEDROOM TWO; 9'8" x 9'3" Rear facing window, papered ceiling.

BATHROOM; Comprising a three piece suite to include a bath, wc and wash hand basin. Side and rear facing windows.

EXTERIOR; Enclosed rear garden.

ENERGY RATING; Current F = 21, Potential B = 90 (the full EPC is available for inspection at our Tonypandy office or online).

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 property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. Heating is via individual gas fires, the windows are double glazed, there are power points throughout, tv and telephone points. The property is vacant, in need of improvement and is to be sold as seen and viewed with no guarantees or warranties.

GUIDE PRICE; Offers over £ 65,000.

METHOD OF SALE; Via informal tender (subject to contract), please complete and return the attached tender form.

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59 PRIMROSE STREET, TONYPANDY CF40 1BQ

FORM OF TENDER TO BE COMPLETED AND RETURNED TO
BARBARA REES 103 DUNRAVEN STREET TONYPANDY RHONDDA CF40 1AR
EMAIL tonypandy@barbararees.com NO LATER THAN
12 MID DAY ON WEDNESDAY 20TH JANUARY 2021

Name _____

_____

Address _____

_____

Tel No _____

Email _____

Amount of offer £ _____

Method of purchase **(please tick & provide evidence of funding)**

Cash _____ **Please supply a bank statement as verification of funding**

Mortgage _____ **Please supply the Mortgage AIP & proof of the deposit funds**

Other type of loan

Bridging loan _____ **Please provide a copy of the loan approval**

Bank Loan _____ **Please provide a copy of the bank's facility letter**

Solicitors details _____

_____

Tel No _____

E mail _____

Signed _____

Date _____

Upon acceptance of any offer Barbara Rees will require two forms of ID to verify person and residence

The seller (and or agent on behalf of the seller) at their absolute and sole discretion reserves the right not to accept the highest or any bid and where this Tender Form is submitted without the required supporting evidence, any bid submitted, maybe disregarded and or declined without notice to the interested party. The successful bidder will be notified of acceptance of their offer in writing, within seven working days after the closing date for tenders.