

# 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.*

**JPR  
JA**

*Offices in Cardiff & Tonypandy  
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054  
Registered Office 144a Crwys Road Cardiff CF24 4NR*

**JPR  
JA**

BR3155TP

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

**VIEWING DATES AND TIMES**

**Saturday January 9<sup>th</sup> 2021 between 11am & 12 mid day**

**Wednesday January 13<sup>th</sup> 2021 between 11am & 12 mid day**

**Friday January 15<sup>th</sup> between 11am & 12 mid day**

**All viewers will be required to register with Barbara Rees via email to [tonypandy@barbararees.com](mailto: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 20<sup>th</sup> 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;** 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 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](mailto:tonypandy@barbararees.com) NO LATER THAN  
12 MID DAY ON WEDNESDAY 20<sup>TH</sup> 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.*