

# Barbara Rees

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

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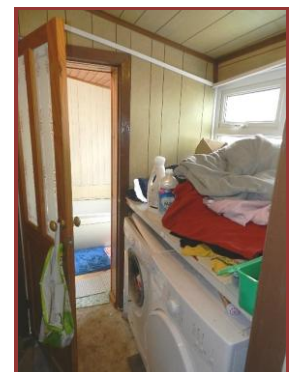
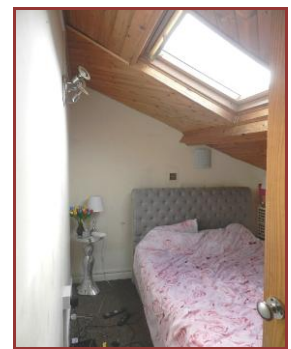
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BR3563TP/060321

## FOR SALE TAFF STREET BLAENLLECHAU FERNDALE ASKING PRICE £ 56,950



**MAIN FEATURES**  
MID TERRACE HOUSE  
INVESTMENT PROPERTY  
FOR SALE WITH THE BENEFIT OF  
THE EXISTING RENTAL INCOME  
LOUNGE KITCHEN DINER  
THREE BEDROOMS BATHROOM  
ENCLOSED REAR GARDEN FREEHOLD  
ALL MAINS SERVICES 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 & Tonypandy  
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Registered Office 144a Cruys Road Cardiff CF24 4NR



**BR3563TP**

**TAFF STREET BLAENLLECHAU FERNDALD RHONDDA CF43 4NG**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this pavement fronted, two storey, mid terrace residential investment property with solid masonry elevations beneath a pitched concrete tile roof to provide accommodation comprising of an entrance hall, a lounge, kitchen diner, three bedrooms and a ground floor bathroom.

Taff street is a popular location situated in Blaenllechau Ferndale Rhondda and all amenities are nearby.

See the map inlay below for local directions.

**THE ACCOMMODATION;** Pavement entrance and upvc front door giving access to the hallway, internal doors to the lounge and kitchen, stairs to the first floor.

**LOUNGE;** 14' x 12'3" front facing window.

**KITCHEN / DINER;** 16'2" x 8'7" fitted kitchen with a range of base and wall units, rear facing patio doors, access to the utility room.

**UTILITY ROOM;** Built in cupboard housing a combination boiler (not tested), side facing window, access to the bathroom.

**BATHROOM;** Comprising a bath, wc and wash hand basin, side facing window.

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

**BEDROOM ONE;** 14' x 8'8" front facing window.

**BEDROOM TWO;** 15'7" x 9'7" bedroom and box storage area, rear facing and skylight roof window.

**BEDROOM THREE;** 9'9" x 6' rear facing window.

**EXTERIOR;** Enclosed rear garden and storage shed.

**ENERGY RATING;** Current = 64 / D. Potential = 81 / B. Full EPC available for inspection via the online register.

**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 has verbally informed us 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 (not tested), several power points TV and telephone points and the exterior windows are double glazed. At the time of instruction the property was let and producing an income of £542-00 p/c/m.

**ASKING PRICE;** £ 56,950.

**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.

