

Barbara Rees

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BR3527TP/0921

FOR SALE OLD SCHOOL HOUSE SCHOOL STREET PONTYCLUN GUIDE PRICE OFFERS £560,000 +



MAIN FEATURES

PRIME LOCATION RESIDENTIAL INVESTMENT PROPERTY

TO BE SOLD WITH THE BENEFIT OF THE EXISTING TENANCIES & RENTAL INCOME

SIX SELF CONTAINED FLATS WITH POTENTIAL TO INCREASE INCOME

FROM TWO ADDITIONAL PART BUILT FLATS

FREEHOLD ALL MAINS SERVICES

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.



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



BR3527TP

**INVESTMENT PROPERTY (SIX FLATS & TWO PARTIALLY BUILT FLATS)
OLD SCHOOL HOUSE SCHOOL STREET PONTYCLUN CF72 9FF**

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this residential investment property comprising six self contained flats with a further two (partly built) flats to increase rental income.

School Street is situated in a prime residential location in the sought after and popular village of Pontyclun where all amenities are immediately to hand.

The property is offered for sale with the benefit of any existing tenancies and rental income.

Staff at our Tonypany office will be pleased to provide local directions upon request / alternatively see the map inlay below.

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

EXTERIOR FRONT; Forecourt and communal entrance, leading to the ground floor lobby.

GROUND FLOOR; Communal hallway with service meters, entrances to flats 2 & 2a. Stairs to the upper parts.

G.F. Right - Flat 2, internal hallway, lounge, kitchen, two bedrooms, bathroom, gas central heating.
E.P.C. rating = Current D61, Potential C73. Council tax band B. Passing rent £ 500 p/c/m.

G.F. Left - Flat 2a, internal hallway, lounge kitchen, one bedroom, bathroom, gas central heating.
E.P.C. rating = Current D64, Potential C75. Council tax band B. Passing rent £500 p/c/m.

FIRST FLOOR; Communal fire protected enclosed landing, access to flats 3 & 4, stairs to the upper floor.

F.F. Left - Flat 3 Internal hallway, lounge, two bedrooms, kitchen, bathroom, gas central heating.
E.P.C. rating = Current D66, Potential C74. Council tax band B. Passing rent £ 500 p/c/m.

F.F. Right - Flat 4, Internal hallway, lounge, two bedrooms, kitchen, bathroom, gas central heating.
E.P.C. rating = Current C69 Potential C75. Council tax band B. Passing rent £ 500 p/c/m.

SECOND FLOOR; Communal fire protected enclosed landing, access to flats 5 & 6.

S.F. Left - Flat 5, internal hallway, lounge / bedroom combined, kitchen, bathroom, electric panel heating.
E.P.C. rating = Current E43, Potential B81. Council tax band B. Passing rent £350 p/c/m.

S.F. Right - Flat 6, Internal hallway, lounge, one bedroom, kitchen, bathroom, electric panel heating
E.P.C. rating = Current E41 Potential A98 . Council tax band B. Passing rent £350 p/c/m.

REAR EXTENSION; Comprising two partly built studio flats or alternatively, use as a two or three bedroom house subject to a change of planning permission.

EXTERIOR; Enclosed courtyard / car parking.

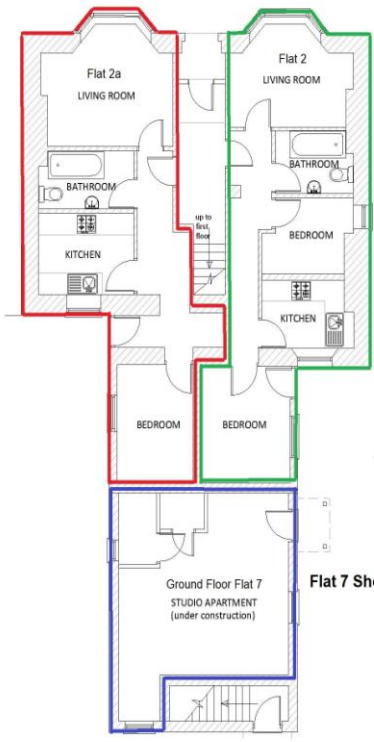
TENANCY DETAILS; At the time of instruction each flat was let and income producing via the terms of an assured short hold tenancy.

GUIDE PRICE; Offers £ 560,000 + for the outright freehold interest subject to any existing tenancies.

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 / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The seller advises that each flat is separately serviced / metered, having all mains services, an interlinked fire alarm system, double glazing. Four flats have gas central heating (not tested) and two are heated via electric panel heaters.

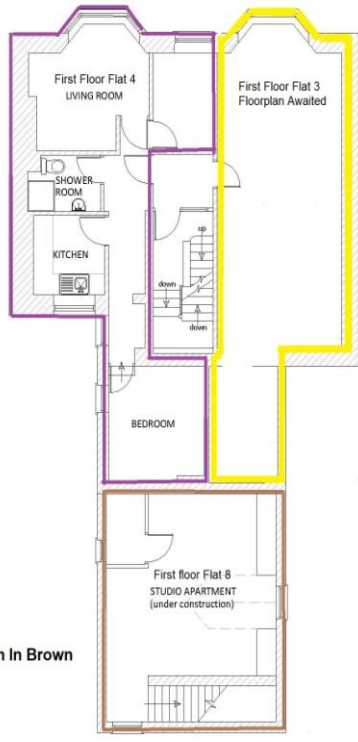
BUY TO LET MORTGAGE / BUSINESS LOAN; Available subject to status, please ask for an appointment with our independent financial adviser.

A3



EXISTING GROUND FLOOR PLAN
scale 1:100

Flat 7 Shown In Blue



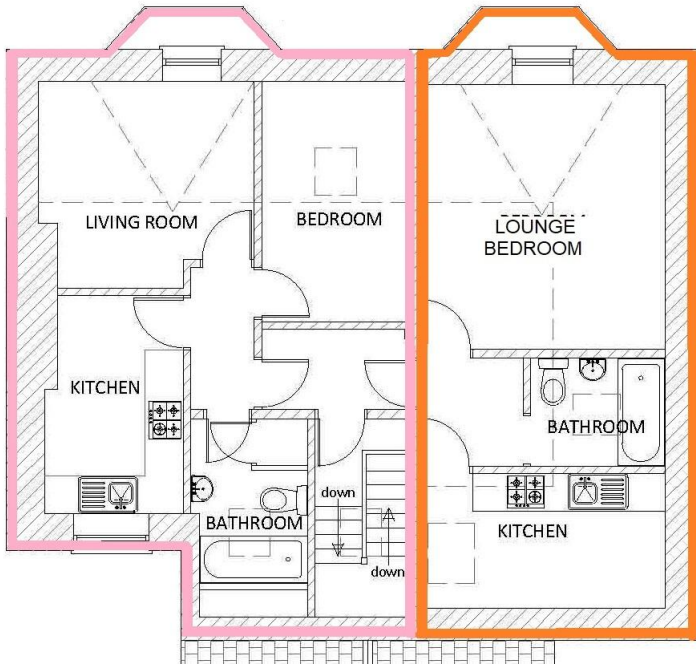
EXISTING FIRST FLOOR PLAN
scale 1:100

Flat 8 Shown In Brown

EXISTING LAYOUT PLANS
AT
SCHOOL HOUSE, SCHOOL STREET, PONTYCLUN

Flat 6 Shown In Pink

Flat 5 Shown In Orange



Flat 3 Shown In Yellow

