

Barbara Rees

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

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BR2059TP/271021

FOR SALE INVESTMENT PROPERTY LLEWELLYN STREET PONTYGWAITH ASKING PRICE £ 79,950



**MAIN FEATURES
MID TERRACE HOUSE FOR SALE WITH THE BENEFIT OF
THE CURRENT RENTAL INCOME
EXCELLENT LONG TERM TENANT
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 & 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.

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LLEWELLYN STREET PONTYGWAITH CF43 3LD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this pavement fronted mid terrace dwelling of brick and stone construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance hall, a lounge / diner, kitchen, two bedrooms and a first floor bathroom.

Llewellyn Street is a popular location, situated Pontygwaith, Rhondda (A4233), and all amenities are close by.

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and UPVC door giving access to the entrance hall, internal door to the lounge.

LOUNGE / DINER; 21'4" x 15' Front and rear facing windows, laminate flooring, access to the kitchen.

KITCHEN; 10'10" x 9'2" Fitted kitchen to include a range of base and wall cupboards with contrasting worktops and tiled walls to the worktop areas. Single drainer Built under oven, gas hob and extractor fan cooker hood. Plumbing connections for a washing machine. Wall mounted gas central heating boiler (not tested). Tongue and grove panelled ceiling, side facing window and exit door leading out to the courtyard.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, rear facing window, access to both bedrooms, the bathroom and the loft, textured ceiling,

BEDROOM ONE; 14'6" x 11'2" Two front facing windows.

BEDROOM TWO; 9'7" x 8'4" Rear facing window.

BATHROOM; Comprising a three piece suite to include a bath, with a mixer tap shower above, a pedestal wash hand basin and wc. Tiled walls, rear facing window.

EXTERIOR; Courtyard and upper level garden.

ENERGY RATING; Current E = 49. Potential C = 77. Full epc available for inspection at our office or via the online EPC 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 verbally advises 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 and doors are of upvc double glazed specification. The property is to be sold with the benefit of the existing long term tenant and rental income and the tenant wishes to remain in occupation, having kept the house in immaculate condition for many years.

ASKING PRICE; £79,950

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.

