

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3834TP/0922

FOR SALE LAKE STREET, FERNDALE ASKING PRICE £89,950



MAIN FEATURES
INCOME PRODUCING
INVESTMENT PROPERTY
MID TERRACE HOUSE
POPULAR SIDE STREET
LOUNGE DINER & KITCHEN
THREE BEDROOMS SHOWER ROOM
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
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3834TP

25 LAKE STREET FERNDALE CF43 4HL

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 porch, a lounge / diner, kitchen, three bedrooms and a ground floor shower room

Lake street is a popular side street situated in Ferndale Rhondda and all amenities are close by.

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

THE ACCOMMODATION; Pavement entrance and leaded light UPVC door giving access to the hallway, entrance porch, glazed panel door leading to the lounge / diner.

LOUNGE / DINER; 21'x13'7" Front facing window, staircase to the first floor, under stairs storage, coved and plaster skimmed ceiling, glazed panel door leading to the kitchen.

KITCHEN; 8'9" x 6'8" Fitted kitchen to include a range of base and wall units, single drainer and plumbing connections for a washing machine. Gas and electric cooker points, rear facing window and exit door, plaster skimmed ceiling, access to the shower room.

SHOWER ROOM; Comprising a walk in shower, wash hand basin and wc. Ceramic tiled walls, rear facing window and plaster skimmed ceiling.

FIRST FLOOR; Staircase leading from the lounge to the first floor landing, rear facing window. airing cupboard with a logic gas combination boiler (not tested), spindles and balustrading to the landing area, access to each bedroom and the loft.

BEDROOM ONE; 12'6" x 6'8" Front facing window and papered ceiling.

BEDROOM TWO; 9'2" x 7'5" Front facing window and papered ceiling.

BEDROOM THREE; 8'1" x 7'8" Rear facing window and papered ceiling.

EXTERIOR; Enclosed rear garden, lower level courtyard and upper level garden area.

ENERGY RATING; Current D = 68, Potential A = 93. 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 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 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 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 available with the benefit of the exiting fixed term tenancy (expiring on 31-12-22) and passing rent of £115-00 per week. The tenant has expressed a wish to remain in occupation for the long term

ASKING PRICE; £89,950

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.

