

# Barbara Rees

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

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BR2081TP/0922

## FOR SALE 45 PARRY STREET, TYLORSTOWN ASKING PRICE £ 62,500



**MAIN FEATURES**  
**MID TERRACE INVESTMENT PROPERTY**  
**TO BE SOLD WITH THE BENEFIT OF**  
**THE EXISTING LET TO A GOOD TENANT**  
**WHO WISHES TO REMAIN IN OCCUPATION**  
**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



**BR2081TP**

**45 PARRY STREET, TYLORSTOWN, FERNDALE CF43 3AT**

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

Parry Street is a popular location situated in Tylorstown Rhondda (A4233 – B4512), all amenities are nearby, see the map inlay below for local directions

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

**LOUNGE;** 11'4" x 9' Front facing window.

**KITCHEN;** 14'9" x 8'6" Under stairs storage, door to the lean too conservatory.

**LEAN TOO CONSERVATORY;** 8'7" x 6' Rear facing exterior door.

**FIRST FLOOR;** Staircase leading from the entrance hall to the first floor landing, rear facing window, access to both bedrooms, the bathroom and the loft.

**BEDROOM ONE;** 12'4" x 8'6" Front facing window.

**BEDROOM TWO;** 9' x 6'6" Front facing window.

**BATHROOM;** Comprising a three piece suite to include a bath, with a mixer tap shower attachment, a pedestal wash hand basin and wc. airing cupboard housing a combination gas central heating boiler (not tested), rear facing window.

**EXTERIOR;** Terraced patio garden with open views of the surrounding vale

**ENERGY RATING;** Current rating = 63 / D. Potential rating = 91 / B. 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 system of gas fired central heating (not tested) several power points tv and telephone points and the exterior windows are of upvc double glazed specification. The passing rent is £325 p/c/m, rising to £400 p/c/m from 01<sup>st</sup> October 2022. At the time of instruction there were no rent arrears and the tenant has expressed a wish to remain in occupation for the long term.

**ASKING PRICE;** £ 62,500.

**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.

