

# Barbara Rees

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

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BR3436TP/1122

## FOR SALE NORTH ROAD FERNDALE ASKING PRICE £ 127,500



**MAIN FEATURES**  
**FREEHOLD INVESTMENT PROPERTY**  
**COMPRISING**  
**TWO SELF CONTAINED FLATS**  
**CAPABLE OF PRODUCING**  
**CIRCA £11,400 P/A RENT**  
**SEPARATE SERVICES / UTILITIES**  
**MODERN FLATS READY TO LET**  
**& SOLD WITH VACANT POSSESSION**

### *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  
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**BR3436TP**

**114 NORTH ROAD FERNDALE RHONDDA CF43 4RF**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, with full and immediate vacant possession, this forecourt fronted mid terrace, three storey, freehold investment property of traditional construction, with natural stone / brickwork elevations overlain with a synthetic slate roof.

The property comprises two self contained flats, having recently benefitted from some internal refurbishment and each flat has it's own entrance and mains services, being located at North Road Ferndale Rhondda, approximately four / five miles North West of Porth, on the ( A4233 ).

All amenities are nearby and there is healthy demand for rental, see the map inlay below for local directions.

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

**THE ACCOMMODATION;** Pavement / forecourt front with separate entrance's to each flat.

**LOWER GROUND FLOOR FLAT;** Steps down to the lower forecourt, upvc'dg door leading to the hallway, internal access to the lounge and bedroom.

**LOUNGE / DINER;** 14'6" x 10'8" rear facing window, access to the kitchen.

**BEDROOM;** 11'8" x 9'7" front facing window.

**KITCHEN;** 11'2" x 7'10" side facing window and exit door, fitted kitchen, wall mounted gch boiler (not tested).

**SHOWER ROOM;** Comprising a three piece suite to include a shower, wc and wash hand basin, rear facing windows.

**ENERGY RATING;** Current D = 68, Potential C = 76.

**POTENTIAL RENTAL INCOME;** Circa £450-00 p/c/m.

**UPPER PARTS FLAT;** Entrance directly off North road leading to a porch-way and upvc'dg door giving access to the hallway.

**HALLWAY;** Internal access to the lounge and kitchen, staircase with spindles and balustrade leading to the upper floor.

**LOUNGE / DINER;** 21'7" x 11'8" front and rear facing windows.

**KITCHEN;** 11'10" x 8'6" fitted kitchen, side facing window, access to the rear lobby.

**LOBBY & UTILITY ROOM;** Lobby area with access to the utility room, rear facing exist door. Utility room with plumbing connections for a washing machine, a wall mounted gch boiler (not tested), rear facing window.

**UPPER FLOOR;** Landing with doors to each bedroom, the bathroom and the loft.

**BEDROOM ONE;** 16' x 10'4" front facing windows.

**BEDROOM TWO;** 11'6" x 10'3" rear facing window.

**BATHROOM;** Large bathroom comprising a three piece suite to include a bath with a shower above, a pedestal wash hand basin and wc, side facing window.

**POTENTIAL RENTAL INCOME;** Circa £500-00 p/c/m.

**EXTERIOR;** Communal rear garden with open views of the surrounding vale.

**ENERGY RATING;** Current = 68 / D. Potential = 90 / B.

**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. Each flat is separately serviced and has systems of gas fired central heating (not tested), several power points TV and telephone points, plus upvc'dg. The property has recently benefitted from some internal refurbishment and is to be sold with immediate vacant possession and ready for letting.

**ASKING PRICE;** £ 127,500.

**MORTGAGE;** Available subject to status, please ask for an appointment with our independent financial adviser.

PHOTO GALLERY

