

Barbara Rees

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

103 Dunraven Street
Tonypanydy Rhiondda
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail; tonypanydy@barbararees.com

BR3304TP/0323

FOR SALE VIA ONLINE AUCTION BIDDING OPENS 27TH MARCH 2023 AT MIDDAY 58 BRONDEG STREET TYLORSTOWN CF43 3AS GUIDE PRICE £45,000 +

ACCOMMODATION & FACILITIES

- LOUNGE / DINING ROOM
- 3 BEDROOMS
- KITCHEN
- GROUND FLOOR BATHROOM
- FRONT FORECOURT & REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

Viewing via Barbara Rees Tonypanydy office Please call to book your viewing on any of the dates below

22nd March between 12:30pm & 1pm

24th March between 11:30am & 12 midday

27th March between 1pm & 1:30pm

EPC rating Current C = 69 Potential B = 87

To place a bid visit the following web link

<https://www.auctionhouse.co.uk/wales/auction/lot/120024>

Auction House Wales

First Floor, 6 Station Road, Radyr, Cardiff,

CF15 8AA

02920 475 184

southwales@auctionhouse.co.uk



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.



Barbara Rees is a trading style of Barbara Rees Ltd.
Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



Brief description;-	Forecourt & bay fronted mid terrace two storey house Brick / stone construction beneath an interlocking pitched tile roof Single storey rear extension
Entrance ;-	Via upvc panelled door, entrance porch & hallway with access to the lounge & stairs to the first floor landing
Lounge;-	24'3" x 8'8" front & rear facing windows under stairs storage access to the kitchen
Kitchen;-	8'8" x 8'8" fitted kitchen with white high gloss units / black worktops built in oven / hob / extractor fan cooker hood / single drainer / wall mounted combination gch boiler (not tested), side facing window and exit door / door access to bathroom
Bathroom;-	Three piece bathroom suite to include a bath with shower over / wc & whb / side facing window
First floor;-	Stairs to the first floor landing / rear facing window / access to each bedroom & the loft
Bedroom one;-	12'9" x 7'2" front facing window
Bedroom two;-	10' x 7'2" front facing window
Bedroom three;-	8'5" x 8'3" rear facing window
Exterior;-	Rear courtyard and upper level garden
Services;-	The seller advises the property is freehold / all mains services / gch & dg (to be confirmed by a solicitor)
Method of sale;-	Via online auction
Guide price ;-	£ 45,000 +