

Barbara Rees

*Independent Residential & Commercial Estate Agents,
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FOR SALE VIA ONLINE AUCTION ELEANOR STREET TONYPANDY GUIDE PRICE £ 139,000 +



MAIN FEATURES

PAIR OF SEMI DETACHED HOUSES
POPULAR SIDE STREET IN TONYPANDY
ONE HOUSE IS VACANT
ONE IS LET & INCOME PRODUCING
FREEHOLD ALL MAINS SERVICES GCH & DG
POTENTIAL FOR RE-DEVELOPMENT
& ADDITION OF A BASEMENT FLAT OR
FUTURE CONVERSION TO ONE LARGE DWELLING

ONLINE BIDDING STARTS 13th DECEMBER 2023
VIA AUCTION HOUSE WALES

<https://www.auctionhouse.co.uk/wales>

PRE AUCTION VIEWING
VIA BARBARA REES TONYPANDY



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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Offices in Cardiff & Tonypandy
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DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer sale, this pair of three storey semi detached dwellings, located in a popular side street and central location in Tonypandy.

The properties are of traditional construction with solid masonry elevations finished in a black and white spar dashed cement render overlain with an interlocking, pitched concrete tile roof.

Each property is separately serviced with the accommodation arranged over three floors and being sold "as a pair, with one house vacant and one currently let and income producing".

All amenities are within walking distance, see the map inlay below for local directions.

No 60 Eleanor Street

Accommodation; Front door and entrance hall with access to the lounge, dining room, kitchen and pantry, stairs to the lower and upper floors.

Lounge; 12'1" x 11'6" front facing window.

Dining room; 15'4" x 12' front facing window.

Kitchen; 14' x 9'3" rear facing window, fitted kitchen.

Pantry / store room; 6' x 4' rear facing window.

First floor / landing; Staircase leading to the first floor landing, access to each bedroom, the bathroom and store room.

Bedroom one; 15'3" x 12' front facing window.

Bedroom two; 12'3" x 12' front facing window.

Bedroom three; 11'6" x 9'4" rear facing window.

Landing store room; 8'2" x 3'.

Bathroom; Comprising a three piece suite, to include a bath, wc and wash hand basin.

Basement; Measuring 21' x 18' approximately (not surveyed).

Exterior; Steps down to the rear patio area, access to the basement.

Energy rating; Current = E / 50.

Notes; This property is currently let at a weekly rental of £101.89 (£5,928-28 p/a) and will be sold with the benefit of the existing tenancy and rental income.

No 61 Eleanor Street

Accommodation; Side door and entrance hall with access to the lounge and dining room, stairs to the lower floor.

Lounge; 12' x 10'9" front facing window.

Dining room; 14'8" x 10'9" rear facing windows, stairs to the first floor, access to the kitchen.

Kitchen; 14' x 6' rear facing windows, fitted kitchen, wall mounted gas boiler (not tested).

First floor / landing; Staircase leading from the dining room to the first floor landing, side facing window, access to each bedroom, the bathroom and the loft.

Bedroom one; 14'2" x 10'7" rear facing window, fitted wardrobes.

Bedroom two; 10'2" x 8'1" front facing window.

Bedroom three; 10' x 8'2" rear facing window.

Bathroom; Comprising a three piece suite, to include a bath, wc and wash hand basin.

Basement; Comprising two rooms and a wc.

Room one ; 21'6" x 17'5" rear facing window and exit door, access to room two and the wc.

Room two; 21'8" x 13'6" rear facing window and exit door.

WC; Comprising a wc, rear facing window.

Exterior; Steps down to the rear patio area, access to the basement.

Energy rating; Current = E / 47.

Notes; This property is vacant and ready for occupation by the purchaser, or suitable for immediate letting.

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 properties are of freehold tenure and each house has the benefit of all mains services, gas central heating (not tested), double glazing, several power, telephone and tv points, although this should be confirmed by the acting solicitors. Number 60 Eleanor Street is currently let and income producing and is to be sold, subject to and with the benefit of the existing tenancy and rental income.

GUIDE PRICE; £139,000 + (for the pair).

VIEWING; Pre Auction Viewing by prior appointment via Barbara Rees.

BIDDING; You must register with Auction House Wales to submit any bids.





