

Barbara Rees

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

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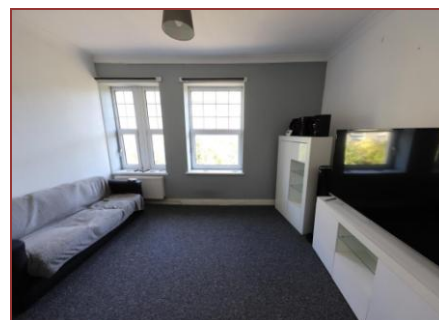
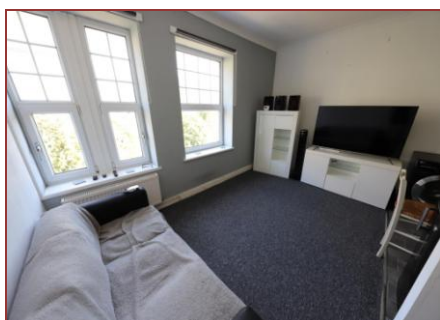
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BR3242PP/0924

FOR SALE SECOND FLOOR APARTMENT CWRT BRENIN MILL STREET PONTYPRIDD ASKING PRICE £ 74,950



MAIN FEATURES
BUY TO LET INVESTMENT PROPERTY
CLOSE TO PONTYPRIDD TOWN CENTRE
ENTRANCE HALL LOUNGE KITCHEN DINER ONE BEDROOM
EN-SUITE BATHROOM GCH & DG
CURRENTLY LET & INCOME PRODUCING

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.



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Registered in Wales No 4373054
Registered Office 144a Cruys Road Cardiff CF24 4NR



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CWRT BRENIN MILL STREET PONTYPRIDD CF37 2TS

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this second floor apartment situated in Cwrt Brenin, which is located on Mill Street, near Pontypridd town centre.

The apartment is currently let and income producing and is to be sold with the benefit of the exiting tenancy and rental income.

All amenities are within walking distance including a public car park adjacent to the complex.

See the map inlay below for local directions.

THE ACCOMMODATION; Communal entrance at ground floor level, ornate staircase leading to the first and second floors with access to the flat via an internal front door and hallway leading to the lounge, bedroom and walk in double door storage / boiler cupboard.

LOUNGE KITCHEN DINER; 16' x 14'4 (L shaped room at longest and widest points), two front facing windows, lounge seating area, dining area / kitchen with fitted base and wall units, a breakfast bar, single drainer, oven and gas hob, chimney style stainless steel extractor fan cooker hood, plumbing connection for a washing machine, vinolay flooring, plastered ceiling.

BEDROOM; 10' x 10' front facing window, access to the en-suite bathroom, plastered ceiling.

EN-SUITE BATHROOM; Comprising a three piece pearl white suite with a bath and mixer tap shower, a low level wc and pedestal wash hand basin, tiled walls to the splash-back areas, vinolay flooring.

EXTERIOR; Communal front forecourt.

CURRENT LET; Producing £500-00 rent per calendar month.

ENERGY RATING; 61 / D.

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 has informed us that the property is of leasehold tenure, with a lease term of 125 years (less 20 days) from 10th September 2002, annual ground rent of £50.00 and a service charge also applies. The property enjoys the benefit of all mains services, double glazing and gas central heating.

ASKING PRICE; £ 74,950.

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

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

