

Lot 105

83, East Road, Tylorstown, Ferndale,  
Rhondda Cynon Taf, CF43 3DE



All enquiries Ref: James Paterson



- Freehold two floor mid terrace house
- Investment - Rent reserved: £7,800 per annum

**Location:**

The property is situated East Road between its junctions with Prospect Place and Brynbedw Road. Public transport links include Ystrad Rhondda mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A470, A465 and M4 Motorway to the south. Shopping amenities can be found locally within Tylorstown and neighbouring Ferndale, which offer everyday services and local shops. Recreational pursuits can be found locally within the surrounding Rhondda Valley.

**Description:**

Freehold mid terrace house arranged over ground and first floors.

**Accommodation:**

First floor: Three bedrooms, bathroom/WC  
Ground floor: Two reception rooms, kitchen, utility  
Outside: Rear garden  
Gross Internal Area GIA (Source: EPC) approximately 80 sq m (861 sq ft)

**EPC rating:** E

**Council Tax Band:** A

**Tenancy:**

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 20th July 2023 (holding over) at an initial rent of £495 per calendar month, now increased to £650 pcm

**Rent reserved:**  
**£7,800** per annum



**Note:**

The seller has advised that Japanese knotweed was previously present in the garden and has been treated over the past three years. They further advise there has been no visible regrowth during that time. However, the seller cannot guarantee that it will not return in the future. Prospective purchasers are deemed to buy with full knowledge of this.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

