

FOR SALE

OFFERS INVITED

47 WOODLAND TERRACE, PONTYPRIDD CF37 1JG

IN NEED OF RENOVATION



**BK CODE
2976**

Residential Refurbishment Opportunity

THE OPPORTUNITY

Opportunity to acquire a detached former police house which is in need of comprehensive refurbishment throughout but which offers much scope for improvement and the creation of a spacious family home.

LOCATION

The popular market town of Pontypridd is the principal town within Rhondda Cynon Taf and ideally situated being only 12 miles north of Cardiff, Wales' capital city. The town has excellent communication links being located just off the A470 which has direct links to both Junction 32 M4 (7 miles south) and to Merthyr Tydfil (12 miles north). The town also has a regular train and bus service with links to both regional and national centres.

The former police house at Woodland Terrace is located approximately half a mile to the west of the town centre and immediately adjacent to the Pontypridd Care Home and approached via a shared driveway.

DESCRIPTION

A detached 1960's former police house with a combination of brick and rendered elevations beneath a pitch composite slate roof.

The accommodation comprises;

Ground Floor

Entrance Hall with stairs to first floor and access to:
Lounge: 5.78m x 3.37m
Dining Room: 4.57m x 3.18m
Kitchen: 3.5m x 2.4m
Pantry
Utility/coal store with wall mounted Ariston gas central heating boiler

First Floor

Bedroom One: 3.37m x 3.38m Interconnecting door to;
Bedroom Two: 3.35m x 1.86m
Bedroom Three: 3.05m x 2.65m
Bedroom Four: 3.82m x 2.93m
Bathroom
W.C

Externally, there are lawned gardens to the front, side and rear bordered by mature trees (site boundaries are shown in red on the enclosed plan).

There is a tarmac shared driveway to the front (shown blue) leading to the single garage.

SERVICES

We understand that the property is connected to all mains services and benefits from a gas fired central heating system (not tested).

TERMS

Offers are invited for the Freehold interest.
Guide Price £150,000.
Closing Date for Bids Friday 8th January 2016

SPECIAL CONDITIONS

The sale is subject to a clawback provision and restricted to the use of the property as one unit/single dwelling. In the event that planning consent is obtained for additional dwellings on the site, the purchaser will refund the vendor 50% of the uplift in value, subject to a long stop period of 15 yrs.

COUNCIL TAX

The property has a liability for council tax;

Band E : Charges 2015/16 :£1,900.76

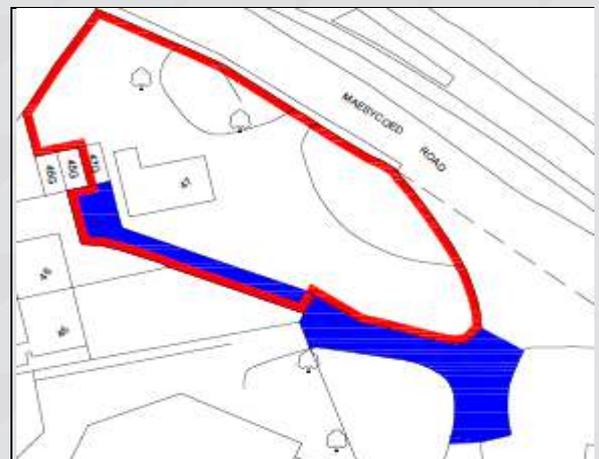
ENERGY PERFORMANCE RATING:

Band D

VIEWINGS;

All viewings are strictly by appointment with the selling agent.

Site Plan



December 2015

Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.