



Retail in CF41

Ystrad Road, Pentre, Rhondda Cynon Taf,
CF41 7BL

£99,000 Starting Bid

Allocated parking

Property features

- ✓ Mixed-Use Dwelling
- ✓ Five Bedrooms
- ✓ Basement Rooms
- ✓ Ground Floor Shower Room
- ✓ First Floor Bathroom

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

Thomas Estate Agents are pleased to bring to market this five bedroom mid terrace property with a main shop area. The property is located on the main road of Pentre. The property sits within walking distance of retail outlets, restaurants, cafe's, public houses, pharmacy and a petrol station. The property is in the catchment area of YGG Bonringallt Welsh Primary School, Treorchy Primary School and Treorchy Secondary School.

The property comprises of an entrance passage, main shop area, lounge, kitchen and a ground floor shower room. To the basement there are two separate rooms. To the first and second floors there are five bedrooms and available plumbing for a family bathroom.

Please note we have not inspected this property.

Price: Starting Bid £99,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: Allocated

Location

The property is located on the main road of Pentre. The property sits within walking distance of retail outlets, restaurants, cafe's, public houses, pharmacy and a petrol station. The property is in the catchment area of YGG Bonringallt Welsh Primary School, Treorchy Primary School and Treorchy Secondary School.

Accommodation

Entrance Passage 1.26m x 0.96m (4' 2" x 3' 2")

Accessed via UPVC front door. Comprises of Carpeted floor, emulsion and wood panelled walls, emulsion ceiling. Offers access to main shop area, lounge & the first floor.

Main Shop Area 6.90m x 5.09m (22' 8" x 16' 8")

Wooden floor, emulsion walls and ceiling. Ceiling lights, light switch, gas meter, electric meter & consumer unit. Single glazed windows and door to frontage.

Lounge 4.53m x 3.82m (14' 10" x 12' 6")

Wooden floor, panelled walls and emulsion ceiling. Single light pendant, single light switch, three double sockets. Offers access to kitchen & shower room.

Kitchen 4.53m x 3.01m (14' 10" x 9' 11")

Vinyl floor, emulsion and panelled walls, emulsion ceiling. Ceiling light, single light switch. Boiler, various wall and floor units. Built-in cooker with hob, extractor unit, stainless steel sink/drainage, sockets. UPVC double glazed door to rear.

Shower Room 1.67m x 1.68m (5' 6" x 5' 6")

Wooden floor, emulsion walls, Perspex roof covering. Single light pendant, corner shower, WC, wash hand basin.

Basement 4.30m x 3.45m (14' 1" x 11' 4")

Concrete floor, plastered walls, exposed beam ceiling.

Basement 2.96m x 2.92m (9' 9" x 9' 7")

Concrete floor, plastered walls, exposed beam ceiling.

Landing

Carpeted floor, emulsion walls and ceiling. Single light pendant, double light switch. Offers access to three bedrooms, bathroom & second floor.

Bedroom 1 6.71m x 3.32m (22' 0" x 10' 11")

Wood-effect floor, emulsion walls and ceiling. UPVC double glazed window to rear. UPVC Double glazed bay fronted window to front.

Bedroom 2 3.29m x 2.71m (10' 10" x 8' 11")

Wood-effect floor, emulsion walls and ceiling. Single light pendant, light switch, two double sockets, UPVC double glazed bay fronted window to front.

Bedroom 3 3.54m x 3.57m (11' 7" x 11' 9")

Wood-effect floor, emulsion walls and ceiling. Single light pendant, light switch, two double sockets, UPVC double glazed bay fronted window to front.

Bathroom 3.11m x 4.51m (10' 2" x 14' 10")

Please Note: The bathroom suite has been removed but offers plumbing for toilet and washing facilities. Wood-effect floor, emulsion walls and ceiling. Single light pendant, light switch, two UPVC double glazed windows to rear.

Bedroom 4 4.67m x 3.11m (15' 4" x 10' 2")

Wood-effect floor, emulsion walls and ceiling. Single light pendant, light switch, three double sockets, UPVC double glazed window to side.

Bedroom 5 3.05m x 2.70m (10' 0" x 8' 10")

Wood-effect floor, emulsion walls and ceiling. Single light pendant, light switch, two double sockets, single glazed roof window.

Tenure

Freehold. Title number WA313160.

EPC

Rating E, full report available upon request.
We await a copy of the residential EPC.

Council Tax

Band A.

Rateable Value - 221A Ystrad Road

Future rateable value (from 1 April 2026) £2,950

This will be the rateable value for the property. It is not what you will pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Ystrad Road, Pentre, Rhondda Cynon Taf, CF41 7BL

Contact your local branch today for more information on this property:

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