



**Church Road, Pentre, Rhondda, Cynon, Taff. CF41 7EA**

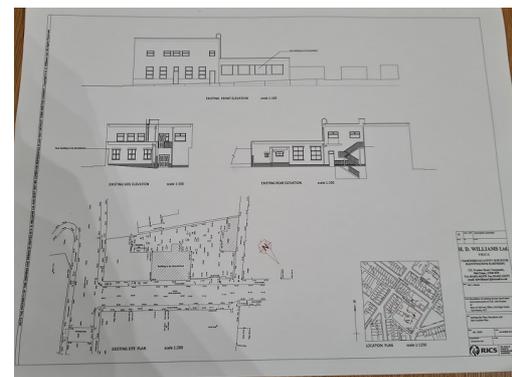
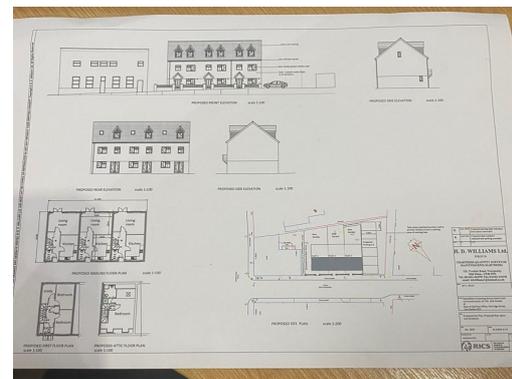
**Offers In Region of £80,000**



**South Wales Property Investors & Lettings**  
111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU  
01443 806000

**South Wales**  
Property Investors and Lettings





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**Offers In Region Of £80,000**

**We are pleased to offer for sale the building and land to the rear of Church Road, Ton Pentre that was formerly known as the band room and home to the World Famous Cory Band. The site has planning permission for the demolition of the current building and the construction of three dwellings with car parking spaces. Located in the highly desirable Ton Pentre that is well served by amenities, the site offers fantastic potential for the new investor. Please see attached images of**

## Services

This property has the following services:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.