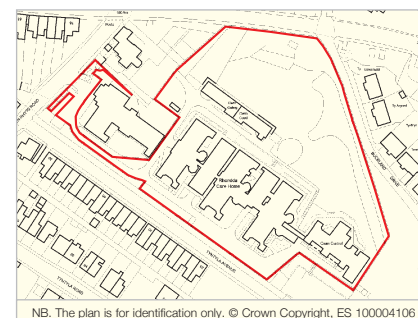


## Ystrad Pentre Rhondda Nursing Home, Tyntyla Avenue, Mid Glamorgan CF41 7SU

- A Freehold 71 Bedroom Former Care Home Arranged within Four 'Units' together with Two Cottages to the Rear
- Communal Grounds
- Extensive Parking
- Total Site Area Approximately 1.544 Hectares (3.815 Acres)
- Good views across Valley
- Possible potential for Development, subject to obtaining all necessary consents

### Vacant Possession



#### To View

The property will be open for viewing on Tuesday 21st March between 9.30 a.m. – 12.30 p.m. and Tuesday 28th March between 1.00 – 4.30 p.m.

#### Joint Auctioneer

Messrs Christie & Co  
(Ref: Jonathan Southgate).  
Tel: 01179 468516.  
Email: jonathan.southgate@christie.com

#### Seller's Solicitor

Messrs Mills & Reeve (Ref: Emma Connaughton).  
Tel: 0121 456 8321.  
Email: emma.connaughton@mills-reeve.com

**VACANT – Freehold Former Care Home**



#### Tenure

Freehold.

#### Location

The property is located on the east side of Tyntyla Avenue, to the east of its junction with Old Pen Rhys Road. Local amenities are available in Ystrad, with the further facilities of Pontrypridd being accessible to the south. Rail services run from Ystrad Rhondda approximately 0.5 miles to the west. The open spaces of Gelligabel Park are close by.

#### Description

The property comprises a former car home, which is internally arranged to provide 71 bedrooms and ancillary accommodation together with two cottages to the rear. The property may afford potential for change of use and development, subject to obtaining all necessary consents.

#### Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Joint Auctioneer. We are informed that the property provides:

##### Unit One

**Ground Floor** – 19 Bedrooms (Six En-Suite), Two Day Rooms, Ancillary Areas

**First Floor** – Two Offices, Training Room, Store Room

##### Unit Two

**Lower Ground Floor** – Laundry Room for whole home

**Ground Floor** – Main Entrance Hall, 18 Bedrooms (Five En-Suite), Dining Room, Conservatory, Office, Ancillary Areas

##### Unit Three

**Ground Floor** – 13 Bedrooms (Three En-Suite), Day Room, Treatment Room, Ancillary Areas

##### Unit Four

**Lower Ground Floor and Ground Floor** – Former Dementia Unit  
**Ground Floor** – 18 Bedrooms (Four En-Suite), Day Room, Therapy Room, Ancillary Areas

**Lower Ground Floor** – Three Bedrooms, Sitting/Dining Room, Kitchen, Ancillary Areas

**Cwm Golwg Cottage** – Reception Room, Three Bedrooms, Kitchen, Shower Room with WC

**Cwm Coed Cottage** – Reception Room, Four Bedrooms, Kitchen, Laundry, Bathroom

**Total Site Area Approximately 1.544 hectares (3.815 acres)**

#### Planning

Local Planning Authority: Rhondda Cynon Taf County Borough Council.  
Te: 01443 425004.

Email: [planningservices@rctcbc.gov.uk](mailto:planningservices@rctcbc.gov.uk)

The property may afford potential for development, subject to obtaining all necessary consents. Prospective purchasers should make their own enquiries.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.