

Pencarreg Ty Coolock, Llanybydder, Carmarthenshire, Wales SA40 9QQ

BY ORDER OF MORTGAGEES

Tenure
Freehold.

Location
Ty Coolock is located in Pencarreg and the property is situated to the south of its junction with Heol Y Maes. A bus service is available whilst Llanybydder is accessible to the south providing shops and schools. The further facilities of Lampeter are within reach.

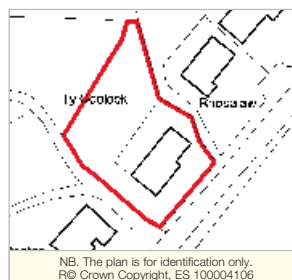
Description
The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden, double garage and off-street parking.

A Freehold Detached House. Double Garage. Occupying a Site extending to approximately 0.121 Hectares (0.25 Acres)

Accommodation
Ground Floor – Reception Room/Kitchen, Reception Room/Diner, Utility, WC, Conservatory
First Floor – Bedroom with Shower, Three Bedrooms, Bathroom/WC
Site Area: Approximately 0.121 Hectares (0.25 Acres)

To View
The property will be open for viewing on Friday 12th December between 10.45 – 11.15 a.m. This will be the only viewing.

Seller's Solicitor
Messrs Goldsmith Williams (Ref: MM).
Tel: 0845 373 3737.
Email: mmorrison@goldsmithwilliams.co.uk



VACANT – Freehold House



126
LOT

Derby Flat 49 Derby Riverside, 7 Stuart Street, Derbyshire DE1 2EB

BY ORDER OF MORTGAGEES
A Long Leasehold Self-Contained Sixth and Seventh Floor Purpose Built Maisonette subject to an Assured Shorthold Tenancy

Tenure
Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2004 (thus having approximately 989 years unexpired) at a current ground rent of £250 per annum.

Location
Stuart Street is located close to Derby city centre and the property is situated to the north-west of its junction with Derwent Street. A wide range of shops, bus service, college, hospital and Derby Rail Station are all available in Derby city centre. The A52 and A61 are less than a mile east.

Description
The property comprises a self-contained sixth and seventh floor maisonette situated within a purpose built block arranged over ground and seven upper floors.



Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:
Three Bedroom Accommodation

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 4th January 2013 at a current rent of £750 per calendar month (holding over).

Current Gross Rent Reserved
£9,000 per annum (equivalent)

INVESTMENT –
Long Leasehold Maisonette

127
LOT

Birmingham Apartment 116, 50 Sherbourne Street, West Midlands B16 8FN

BY ORDER OF MORTGAGEES
A Leasehold Self-Contained Purpose Built Second Floor Flat subject to a Periodic Tenancy

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 1st March 2004 (thus having approximately 115 years unexpired) at a current ground rent of £150 per annum.

Location
Sherbourne Street is located slightly west of Birmingham city centre and the property is situated to the west of its junction with Grosvenors Street West. Local shops and schools are available. The more extensive facilities of Birmingham city centre are to the east and provide a wider range of shops, bus services, college, university, hospital, and Birmingham Rail Stations.

Description
The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and three upper floors.



Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:
One Bedroom Accommodation

Tenancy
The property is subject to a Periodic Tenancy at a rent of £600 per calendar month.

Current Gross Rent Reserved
£7,200 per annum (equivalent)

INVESTMENT – Leasehold Flat

128
LOT