

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.

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BR3270/130617

## FOR SALE ROBERT STREET CATHAYS CARDIFF ASKING PRICE £164,950



### MAIN FEATURES

MID TERRACE HOUSE IN A POPULAR LOCATION  
ENTRANCE HALL TWO RECEPTION ROOMS KITCHEN TWO BEDROOMS  
FIRST FLOOR BATHROOM ENCLOSED GARDEN & STORAGE SHED  
FREEHOLD ALL MAINS SERVICES GCH & DG  
POTENTIAL FOR IMPROVEMENT AND NO ONWARD CHAIN

#### Notice To Prospective Purchasers

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*

**BR3270**

**ROBERT STREET CATHAYS CARDIFF CF24 2PD**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this pavement fronted two storey mid terrace house of traditional construction with solid masonry elevations beneath a slate roof to provide accommodation comprising of, an entrance porch and hallway, two reception rooms, a kitchen, two bedrooms and a first floor bathroom, an external wc and storage shed.

Robert street is a popular location, situated just off Crwys road / Monthermer road in Cathays Cardiff.

All amenities including schools shops and the city centre are within walking distance and staff at our Crwys Road office will be pleased to arrange an accompanied viewing.

**THE ACCOMMODATION;** Pavement entrance and double doors to the porch, inner door to the hallway, access to both ground floor receptions, stairs to the first floor.

**RECEPTION ONE;** 10'6" 9'5" x front facing window, wall alcoves and cupboards, papered ceiling.

**RECEPTION TWO;** 11'2" x 10'8" rear facing window, fitted gas fire, wall alcoves, under stairs cupboard, access to the kitchen, papered ceiling.

**KITCHEN;** 8'9" x 8'7" side facing window, fitted base and wall units, single drainer, gas cooker point, connections for an automatic washing machine, access to the rear lobby with doors to the garden, an external wc and the storage shed.

**FIRST FLOOR;** Staircase leading from the hall to the first floor landing, rear facing window, storage cupboard, access to each bedroom.

**BEDROOM ONE;** 14' x 9'6" two front facing windows, papered ceiling.

**BEDROOM TWO;** 11'2" x 9'3" rear facing window, wall mounted combination gch boiler (not tested), built in cupboard, papered ceiling access to the loft.

**BATHROOM;** Good size bathroom comprising a bath and mixer tap shower attachment, wc and wash hand basin, tiled walls to mid height, rear facing window.

**EXTERIOR;** Enclosed rear garden.

**GENERAL NOTES;** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor has verbally informed us that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. There is system of gas fired central heating (not tested), several power points, tv and satellite points, the windows are double glazed, the property offers potential for improvement and the seller has no related purchase or onward chain.

**ASKING PRICE;** £ 164,950

**VIEWING;** Strictly accompanied viewing only, by prior appointment via our Cardiff office.

**MORTGAGE;** Available subject to status, please ask for an appointment with our independent financial advisor.

Energy Performance Certificate  
Awaited