

# Barbara Rees

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

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BR3280/0817

## FOR SALE WERN GOCH WEST LLANEDEYRN CARDIFF ASKING PRICE £142,500



### MAIN FEATURES

**MID LINK TWO STOREY HOUSE WITH TWO RECEPTION ROOMS  
A FITTED KITCHEN FOUR BEDROOMS BATHROOM LOBBY & CLOAKROOM  
FRONT & REAR GARDENS SINGLE GARAGE  
FREEHOLD ALL MAINS SERVICES GCH & DG  
IDEAL FOR OWNER OCCUPANCY OR INVESTMENT**

#### *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.*

**JPRJA**

Offices in Cardiff, Pontypridd & Tonypanyd  
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## WERN GOCH WEST LLANEDEYRN CARDIFF CF23 7AB

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this garden fronted two storey mid link house with face brickwork elevations beneath an interlocking pitched tile roof to provide accommodation comprising of two reception rooms, a fitted kitchen, lobby and cloakroom, four bedrooms, a bathroom, enclosed rear garden and a single garage.

Wern Goch West is a conveniently located cul de sac with vehicular access to the rear and a mature lawned and tree lined front walkway.

Situated close to the Glenwood church centre just off Circle Way West and the A48 there are good transport links to the City centre and M4 and all amenities are nearby, see map inlay below for local directions.

**THE ACCOMMODATION;** Front garden, canopy porch entrance and front door leading to the hall, access to both reception rooms, stairs to the first floor.

**LOUNGE;** 14'6" x 11'7" front and rear facing windows, textured ceiling.

**DINING ROOM;** 9'10" x 9'5" front facing window textured ceiling, access to the kitchen.

**KITCHEN / LOBBY ;** 9'8" x 9' fitted kitchen comprising a range of base and wall units finished in light beech with contrasting worktops and tiled walls to the worktop areas, single drainer, plumbing connection for a washing machine, electric cooker point, built in storage cupboard, rear facing window, textured ceiling access to the lobby with an under stairs storage area, a built in cupboard, cloakroom with wc and rear facing exit door.

**FIRST FLOOR;** Staircase with ranch style handrails leading to the first floor landing, access to each bedroom the bathroom and the airing / storage / boiler cupboards.

**BEDROOM ONE;** 12'5" x 9'7" front facing window textured ceiling.

**BEDROOM TWO;** 12'3" x 8'10" front facing window textured ceiling.

**BEDROOM THREE;** 9'3" x 6'6" front facing window textured ceiling.

**BEDROOM FOUR;** 12'5" x 6' two rear facing windows, laminate flooring, textured ceiling.

**BATHROOM;** Comprising a three piece suite with an electric shower, a wash hand basin and wc, tiled walls to the splash back areas, rear facing window, textured ceiling.

**EXTERIOR;** Front & rear gardens, single garage.

**EPC RATING;** 73 / 87 (full epc available for inspection on line or at our office).

**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 a system of gas fired central heating (not tested) several power points TV, telephone and satellite points. The windows are double glazed and the property is available for owner occupancy with immediate vacant possession and no onward chain.

**ASKING PRICE;** £ 142,500

**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.

