

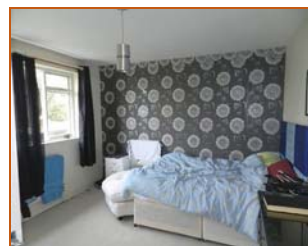
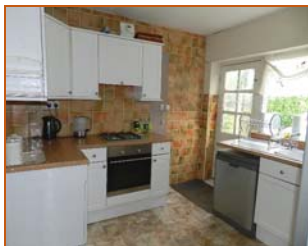
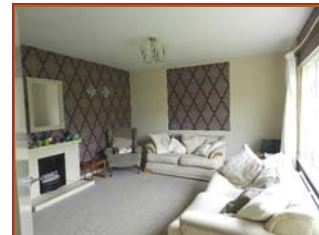
Barbara Rees

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BR3289/280917

FOR SALE THE GREEN RADYR ASKING PRICE £ 299,950



MAIN FEATURES

**SEMI DETACHED HOUSE IN A SOUGHT AFTER LOCATION
ENTRANCE HALL LOUNGE DINING ROOM KITCHEN
GROUND FLOOR CLOAKROOM THREE BDEROOMS
BATHROOM ENCLOSED GARDEN SINGLE GARAGE FREEHOLD GCH**

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 & 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.



Offices in Cardiff, Pontypridd & Tonypandy
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Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3289

THE GREEN, RADYR CF15 8BR

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this semi detached dwelling of traditional cavity wall construction, beneath an interlocking pitched tile roof, to provide accommodation comprising of, an entrance hall, lounge, dining room, a kitchen, ground floor cloakroom, three bedrooms, a first floor bathroom, plus a single garage.

The Green is a quiet cul de sac in the sought after location of Radyr near Cardiff, where all amenities are close by and staff at our Cardiff office will be pleased to provide more detailed local directions upon request.

THE ACCOMMODATION; Open plan front garden laid to lawn, driveway with access to the garage.

ENTRANCE HALL; Front door leading to the entrance hall, staircase to the first floor, access to the lounge and kitchen, under stairs cloakroom with wc and wash hand basin, papered ceiling.

LOUNGE; 15'5 x 13' Front facing window, feature fireplace, papered ceiling.

KITCHEN; 10'6 x 9'8 Rear facing window and exit door, fitted kitchen to include a range of base and wall units finished in cream country style units with contrasting wood block effect worktops, tiled walls to the worktop areas, single drainer, built in appliances to include oven, gas hob and extractor fan cooker hood, plumbing connections for a washing machine, additional storage cupboard with louvre doors, pelmet and cornice coving, vinyl lay flooring, access to the dining room.

DINING ROOM; 11'10 x 11'8 Rear facing window, papered ceiling.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, side facing window, access to each bedroom, the bathroom and loft, linen cupboard housing a ferrolli combination gas central heating boiler, papered ceiling.

BEDROOM ONE; 12'10 x 11'2 Front facing window, fitted wardrobes, papered ceiling.

BEDROOM TWO; 13'3 x 11'8 Rear facing window, fitted wardrobes, papered ceiling.

BEDROOM THREE; 11'8 x 9'10 Front facing window, recessed area with fitted wardrobes, papered ceiling.

BATHROOM; Comprising a three piece suite to include a bath with mixer tap shower attachment and additional electric shower, pedestal wash hand basin, closed couple wc, ceramic tiled walls to the splash back areas, rear facing window, papered ceiling

EXTERIOR; Enclosed rear garden laid to lawn, single garage and storage shed.

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 verbally advises 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, telephone and television points.

ASKING PRICE; £ 299,950.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Cardiff office or our joint agent Michael Graham Young, Radyr.

