

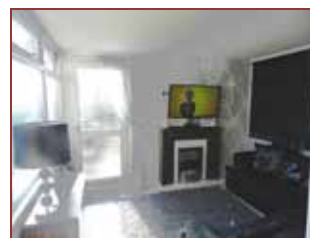
# Barbara Rees

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

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BR3290/091017

## FOR SALE SHAKESPERE COURT ROATH CARDIFF ASKING PRICE £ 174,950



### MAIN FEATURES

END OF LINK HOUSE CLOSE TO THE CITY CENTRE  
FRONT FORECOURT & REAR PATIO GARDEN PLUS CAR PARK  
ENTRANCE HALL LOUNGE KITCHEN THREE BEDROOMS  
FIRST FLOOR BATHROOM FREEHOLD GCH & DG  
IDEAL INVESTMENT OR FOR OWNER OCCUPANCY

### 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.*

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Offices in Cardiff, Pontypridd & Tonypanyd  
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## SHAKESPERE COURT ROATH CARDIFF CF24 3ER

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this end of link two storey house with face brickwork elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance hall, a lounge, kitchen, three bedrooms and a first floor bathroom.

Shakespeare Court is located just off City road in the Roath area of Cardiff where all amenities are nearby.

Please contact our Crwys Road office in Cathays, to arrange an accompanied viewing.

**THE ACCOMMODATION;** Front garden and a glazed panel door leading to the hallway, access to the kitchen, ground floor bedroom and stairs to the first floor.

**KITCHEN;** 12'7" x 8'8" fitted base and wall units, gas cooker point, plumbing connections for a washing machine side facing window, wall mounted central heating boiler, tiled floor, plaster skimmed ceiling, access to the lounge.

**LOUNGE;** 13'4" x 10'10" side facing windows, rear facing exit door, feature fireplace, tiled floor.

**FIRST FLOOR;** Staircase leading from the hallway to the first floor landing, access to both bedrooms, the bathroom, airing cupboard and the loft.

**BEDROOM ONE;** 12'5" x 10'2" front facing window, textured ceiling.

**BEDROOM TWO;** 8'8" x 5'5" recessed wardrobe area, rear facing window, textured ceiling

**BEDROOM THREE;** 12'8" x 6'1" front facing window, papered ceiling (this bedroom is located on the ground floor).

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

**EXTERIOR;** Enclosed rear patio garden with access to the shared car park where the house has a car parking space.

**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 a TV, telephone and satellite point and the exterior windows and doors are of upvc specification. At the time of instruction the property was let and producing an income of £775 p/cm via an assured short hold tenancy. The property can be sold with the benefit of vacant possession or with the tenant and income remaining in place.

**ASKING PRICE;** £ 174,950

**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.

