

# Barbara Rees

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

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BR3528/0820

## FOR SALE 1 & 2 DUFFRYN HOUSE TAFFS WELL ASKING PRICE £ 299,950



### MAIN FEATURES

**DETACHED INVESTMENT PROPERTY  
COMPRISING TWO SEMI DETACHED HOUSES  
EACH WITH A LOUNGE FITTED KITCHEN & BASEMENT  
TWO BEDROOMS A FIRST FLOOR BATHROOM CAR PORT / GARDEN  
GCH & DG FREEHOLD ALL MAINS SERVICES  
TO BE SOLD AS ONE LOT OR SEPARATE SALES MAY BE CONSIDERED**

#### *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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Registered Office 144a Crwys Road Cardiff CF24 4NR



**BR3528/0620**

**1 & 2 DUFFRYN HOUSE CARDIFF ROAD / MOY ROAD TAFFS WELL CARDIFF CF15 7QD**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this detached investment property comprising two semi detached houses with separate services / utilities.

The property is constructed of brick / stone / solid masonry elevations beneath a slate roof having been sub divided into two self contained houses and is to be sold as one lot or two separate houses.

Situated in a prominent position in the centre of Taffs Well, the location is ideal for letting, owner occupancy, or a mix of both.

All amenities are nearby with easy access to the A470 and Cardiff via road or rail, see the map inlay below for local directions.

**1 DUFFRYN HOUSE CARDIFF ROAD TAFFS WELL CARDIFF CF15 7QD**

**THE ACCOMMODATION;**

Ground floor; Entrance hall, access to the lounge, lower ground floor and first floor.  
Lounge 10'8" x 10' front facing window, access to the kitchen.  
Kitchen 8'8" x 7' 2" modern kitchen with fitted units, a rear facing window and exit door.

Basement; Basement room / extra bedroom / storage room 13'6" x 10'.

First floor; Landing area with access to each bedroom and the bathroom.  
Bedroom one 11' x 8'8" front facing window.  
Bedroom two 10' 8" x 7'8" front facing window.  
Bathroom, comprising a three piece suite to include a bath with shower, W.C. & W.H.B.

Exterior; Entrance off Cardiff Road / Car port / garden area.

Services; All mains services.

Facilities; Gas Central Heating & Double Glazing.

EPC Rating; Current D = 67. Potential B = 87.

Tenancy; Currently vacant but previously let at £ 600-00 p/c/m.

**2 DUFFRYN HOUSE MOY ROAD TAFFS WELL CARDIFF CF15 7QD**

**THE ACCOMMODATION;**

Ground floor; Entrance hall with access to the lounge, lower ground floor & staircase to the first floor.  
Lounge 10'8" x 10'2" side facing window, access to the kitchen.  
Kitchen 8'8" x 7' modern fitted kitchen with ample base & wall units and built in appliances, rear facing window & exit door.

Basement; Basement room / extra bedroom / storage room 13'6" x 10'.

First floor; Landing area with spindles and balustrade, access to each bedroom & the bathroom.  
Bedroom one 11' x 8'8" side facing window.  
Bedroom two 10'9" x 7'7" side facing window.  
Bathroom, three piece suite in pearl white to include a bath with a shower, W.C & W.H.B.

Exterior; Access off Moy Road / Car port / garden area.

Services; All mains services.

Facilities; Gas Central Heating & Double Glazing.

EPC Rating; Current E = 52. Potential B = 86.

Tenancy Currently let at £560-00 p/c/m.

**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 advised that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. Each house is separately serviced and registered for council tax and the seller would prefer to sell as one unit, however, and subject to negotiation separate sales of each house may be considered. Please call to discuss this option.

**ASKING PRICE;** £ 299,950 for the whole detached property comprising two semi detached houses. Alternatively separate sales of each house will be considered, guide price £145,000 / £150,000 for each semi detached house.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via any of our offices.

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

