

# Barbara Rees

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

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BR1091/0720

## FOR SALE MALEFANT STREET CATHAYS CARDIFF ASKING PRICE £ 219,950



### MAIN FEATURES

**FORECOURT & BAY FRONTED MID TERRACE HOUSE  
ENTRANCE HALL THREE RECEPTION ROOMS KITCHEN  
THREE BEDROOMS FIRST FLOOR BATHROOM ENCLOSED REAR GARDEN  
GCH & DG FREEHOLD ALL MAINS SERVICES  
SUITABLE FOR OWNER OCCUPANCY OR INVESTMENT TO RENT OUT**

#### 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 & Tonypandy  
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**BR1091**

**MALEFANT STREET CATHAYS CARDIFF CF24 4QB**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale, this traditionally built forecourt and bay fronted property with face brick work and bath stone elevations beneath a synthetic slate roof to provide accommodation comprising of an entrance hall, three reception rooms, a kitchen, three bedrooms and a first floor bathroom.

Malefant Street is conveniently located in Cathays which is a short distance from the City Centre, various Universities and the Heath Hospital. All amenities are within walking distances including schools shops and leisure facilities. See the map inlay below for local directions.

**THE ACCOMMODATION;** Front forecourt, entrance porch and upvc front door leading to a through hallway, access to the ground floor lounge, sitting and dining room, stairs to the first floor, original mosaic tiled floor, dado rail, mould coved ceiling.

**RECEPTION ONE;** 13'2" x 10'8" lounge with a walk in front facing bay window, wall alcoves, open plan access to the sitting room, original moulded coved ceiling.

**RECEPTION TWO;** 10'8" x 8'6" sitting room, rear facing window, restored boarded flooring.

**DINING ROOM;** 12'5" x 9'5" side facing window, built in storage cupboard, TV shelf, access to the kitchen.

**KITCHEN;** 10' x 9'6" fitted kitchen comprising a range of base and wall units finished in light beech with brushed steel trim, tiled walls and contrasting worktops, built under over, gas hob and extractor fan cooker hood, single drainer, space for a fridge freezer, plumbing connection for a washing machine, wall mounted combination gch boiler, rear facing window, side facing exit door.

**FIRST FLOOR;** Staircase with spindles and balustrade leading to the first floor landing, access to each bedroom, the bathroom and the loft, built in cupboard, dado rail.

**BEDROOM ONE;** 14' 2" x 13' 2" two front facing windows (one is a walk in bay window), coved ceiling.

**BEDROOM TWO;** 10' 9" x 8' 6" rear facing window, textured ceiling.

**BEDROOM THREE;** 11' 8" x 9' 7" rear facing window, plaster skimmed ceiling.

**BATHROOM;** Comprising a three piece, pearl white suite to include a bath with an electric shower above, a pedestal wash hand basin and close coupled wc. Tiled walls, side facing window.

**EXTERIOR;** Enclosed rear garden.

**EPC RATING;** Current = D 61, Potential = D67 (full epc available for inspection at our office or on line).

**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 system of gas fired central heating (not tested), power, tv and telephone points and the exterior windows and doors are of upvc specification. The property is to be sold with the benefit of any existing tenancy and rental income.

**ASKING PRICE;** £ 219,950

**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 adviser.

