

# Barbara Rees

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

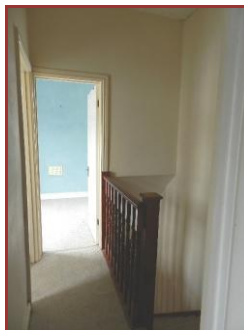
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BR3528A/0920

## FOR SALE 1 DUFFRYN HOUSE TAFFS WELL ASKING PRICE £ 149,950



**MAIN FEATURES**  
**SEMI DETACHED HOUSE**  
**IDEAL FIRST TIME PURCHASE**  
**OR SUITABLE FOR LETTING**  
**ENTRANCE HALL LOUNGE**  
**FITTED KITCHEN**  
**BASEMENT ROOM**  
**TWO BEDROOMS**  
**FIRST FLOOR BATHROOM**  
**CAR PORT / GARDEN**  
**GCH & DG FREEHOLD**  
**ALL MAINS SERVICES**



### 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.



Barbara Rees is a trading style of Barbara Rees Ltd.  
Registered in Wales No 4373054  
Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3528/A

## 1 DUFFRYN HOUSE TAFFS WELL CARDIFF CF15 7QD

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees is pleased to offer for sale this semi detached property comprising an entrance hall, a lounge, kitchen, basement room, two bedrooms and first floor bathroom.

The property is constructed of brick / stone / solid masonry elevations beneath a slate roof being situated in a prominent position in the centre of Taffs Well near Cardiff.

The location is ideal for commuting to Cardiff, access to the A470 / M4 at J32 and letting or owner occupancy.

All amenities are nearby, see the map inlay below for local directions.

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

**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 E = 39. Potential D = 57 (to be updated).

**Rental income;** Currently vacant but previously let at £ 600-00 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.

**ASKING PRICE;** £ 149,950.

**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.

