

Barbara Rees

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

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BR2379/1020

FOR SALE LLANTRISANT STREET CATHAYS CARDIFF ASKING PRICE £ 249,950



MAIN FEATURES
NICELY PRESENTED MID TERRACE HOUSE
COMMUNAL LOUNGE & KITCHEN DINER
FOUR BEDROOMS FIRST FLOOR BATHROOM
ENCLOSED GARDEN GCH & DG
FREEHOLD ALL MAINS SERVICES
HMO LICENCE FOR 4 PERSONS
& READY TO LET

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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LLANTRISANT STREET CATHAYS CF24 4JB

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this nicely presented, single bay and forecourt fronted, two storey, mid terraced house, constructed of solid masonry elevations and bath-stone corners beneath a synthetic slate roof to provide accommodation comprising of an entrance hall, a communal lounge, kitchen and dining room, four bedrooms and first floor bathroom.

Llantrisant street is a popular location situated in Cathays Cardiff, being a five minute walk from the city centre, many of the university campus's, the heath hospital complex, Cardiff's civic centre and schools are all within walking distance and there are plenty of local shops, a Lidl store and many leisure outlets nearby.

The property is currently licensed (until December 2021) for four persons and is available and ready for immediate occupation and use, either as a HMO or as a domestic family residence, see the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt and single bay window frontage, entrance porch and through hallway with access to the ground floor rooms, staircase with original spindles and balustrade to the first floor, original moulded coved ceiling, under stairs storage

RECEPTION ONE; 14'7" x 11' 1" front facing walk in bay window, feature fireplace, wall alcoves and shelving, laminate flooring, original moulded coved ceiling.

MIDDLE ROOM; 11'5" x 9'1" rear facing window, picture rail, wall alcoves and moulded coved ceiling, (this room can be used a sitting room or the fourth bedroom via the HMO licence).

KITCHEN DINER / SITTING ROOM; 23' x 9'4" this is a large open plan room comprising the kitchen, dining and sitting area and includes a fully fitted kitchen with built in appliances, a single drainer, plumbing connections for a washing machine, a wall mounted combination boiler, side and rear facing windows, tiled walls (to the worktop areas) tiled and laminate flooring, plaster skimmed ceiling, built in cupboard with glazed display doors, side facing exit door.

FIRST FLOOR; Split level landing with original spindles and balustrade, access to each bedroom, the bathroom and the loft.

BEDROOM ONE; 14'9" x 11'6" two front facing windows, wall alcoves, picture rail, textured ceiling.

BEDROOM TWO; 11'6" x 9'3" rear facing window, wall alcove cupboard, coved and plaster skimmed ceiling.

BEDROOM THREE; 12'4" x 9'5" rear facing window, plaster skimmed ceiling.

BATHROOM; Comprising a three piece suite to include a bath with an electric shower above and glazed panel shower door, a pedestal wash hand basin and close coupled wc, tiled walls to the splash back areas, vinolay flooring, plaster skimmed ceiling, built in storage cupboard, side facing window

EXTERIOR; Enclosed rear garden with pedestrian lane access.

EPC RATING; Current D = 66, Potential B = 86 (the full epc is available for inspection at our office or on line).

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers 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 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 system of gas fired central heating with a current GSC that expires on 10-07-2021. The exterior windows are of upvc specification, there are several power points tv and telephone points. The property has recently been redecorated and is ready for immediate use and occupation and internal viewing is recommended.

ASKING PRICE; £249,950

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.



PHOTO GALLERY

