

Barbara Rees

Independent Residential & Commercial Estate Agents,
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BR3553/050121

FOR SALE GELLIGAER STREET CARDIFF ASKING PRICE £ 225,000



MAIN FEATURES
FORECOURT & BAY FRONTED
MID TERRACE HOUSE
ENTRANCE HALL LOUNGE DINING ROOM
KITCHEN GROUND FLOOR WC
THREE BEDROOMS FIRST FLOOR BATHROOM
ENCLOSED REAR GARDEN FREEHOLD
NO ONWARD CHAIN

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 & Tonypandy
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GELIGAER STREET CATHAYS CARDIFF CF24 4LA

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt and bay fronted mid terrace dwelling of traditional construction with a face brickwork front elevation and bath stone bay window corners, overlain with a slate roof, to provide accommodation comprising of, an entrance hall, a lounge and dining room, kitchen and ground floor cloakroom, three bedrooms and a first floor bathroom

Gelligaer street is located in the Cathays area of Cardiff, where all amenities including schools, shops, various university campus's and leisure facilities, are all within walking distance.

The city centre is five minutes away and there is easy access to Cardiff main distributor roads, train station and bus services.

See the map inlay below for the property's location and local directions

THE ACCOMMODATION; Front forecourt, entrance porch and door leading to the hallway, through hallway with access to the lounge and dining room, stairs to the first floor

RECEPTION ONE; 26'5" x 10'5" front facing walk in bay window, rear facing window, coved and papered ceiling

RECEPTION TWO; 10'4" x 9'4" side facing window, tiled flooring, papered ceiling, access to the lobby

LOBBY; Comprising a cloakroom / wc, access to the kitchen side facing exit door

KITCHEN; 13'10" x 9'2" fitted kitchen to include a range of base and wall units, built under oven, ceramic hob and dishwasher, single drainer, plumbing connection for a washing machine, tiled floor, plastered ceiling, rear facing window

FIRST FLOOR; staircase from the entrance hall to the first floor landing, access to each bedroom, the bathroom and the loft

BEDROOM ONE; 14' x 12'3" front facing walk in bay window, secondary window, papered ceiling

BEDROOM TWO; 11'6" x 8'7" rear facing window, papered ceiling

BEDROOM THREE; 11' x 9'9" airing cupboard, papered ceiling, rear facing window

BATHROOM; Comprising a bath with an electric shower, a wc and wash hand basin, side facing window

EXTERIOR; Enclosed rear garden

ENERGY RATING; Awaiting

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 mains electricity, water and drainage, although this should be confirmed by the acting solicitors. There are several power points and the majority of the windows are of double glazed specification. The property offers potential for improvement and is available with immediate vacant possession and no onward chain.

ASKING PRICE; £ 225,000

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.

