

Barbara Rees

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

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BR1074/0421

FOR SALE LISVANE STREET CATHAYS CARDIFF ASKING PRICE £ 269,950



MAIN FEATURES
FORECOURT FRONTED
MID TERRACED HOUSE
3 PERSON H.M.O.
LICENSED TO AUGUST 2022
ENTRANCE HALL & LOUNGE
KITCHEN DINER THREE BEDROOMS
FIRST FLOOR BATHROOM
ENCLOSED 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.
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LISVANE STREET CATHAYS CARDIFF CF24 4LH

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt and bay fronted mid terrace house currently in use as a licensed three person HMO.

The property is constructed of solid masonry elevations finished in face brickwork with bath stone pillars beneath a synthetic slate roof to provide accommodation comprising of, an entrance hall, a through lounge, a kitchen diner, three bedrooms and first floor bathroom.

Lisvane street is a popular and centrally located side street situated in Cathays, being a short walk from the city centre.

All amenities and many of the university campus's are nearby, with easy access to the M4 / A470 and Cardiff's main distributor roads and staff at our Cathays office, will be pleased to provide local directions upon request.

THE ACCOMMODATION; Front forecourt and entrance porch, glazed panel door leading to the hallway, access to the lounge, stairs to the first floor.

LOUNGE; 25' x 10'10" front facing walk in bay window, rear facing window, open plan archway to the centre of the room, under-stairs storage area, moulded coved ceiling, access to the kitchen

KITCHEN / DINER; 19'8" x 9'10" Side and rear facing windows, side facing exit door, fitted kitchen finished in cream with contrasting black worktops and tiled walls to the work top areas, single drainer, built in oven, hob and extractor fan cooker hood, plumbing connections for a washing machine, tiled floor.

FIRST FLOOR; Staircase leading from the hallway to the first floor landing, access to each bedroom, the bathroom, and the loft, airing cupboard housing a combination gch boiler (not tested).

BEDROOM ONE; 14'4" x 13'1" front facing walk in bay window and secondary window, moulded coved ceiling.

BEDROOM TWO; 11'5" x 8'10" rear facing window.

BEDROOM THREE; 10'2" x 7'9" rear facing window.

BATHROOM; Comprising a three piece suite to include a bath with an electric shower, a wash hand basin and wc, tiled walls, side facing window.

EXTERIOR; Enclosed rear garden with lane access.

ENERGY RATING; Current C = 69 Potential B = 89, Full EPC available for inspection via the on line register or electronically on request via Barbara Rees.

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 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. The current HMO license is valid until August 2022 and at the time of instruction, the property was let and producing a calendar monthly rent of £ 935-00 based on a three share let. Heating is via a gas fired combination boiler (not tested) with radiators throughout, there are several power points, tv and telephone points and the windows are of upvc specification.

ASKING PRICE; £ 269,950.

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.

