

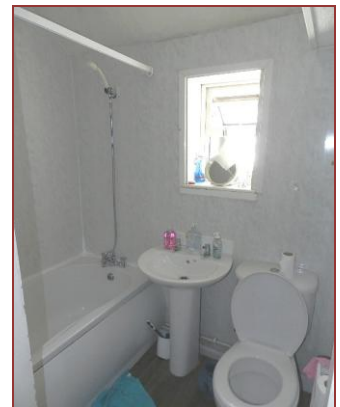
Barbara Rees

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

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BR3789/1021

FOR SALE MALEFANT STREET CATHAYS CARDIFF GUIDE PRICE OFFERS £ 229,950 +



MAIN FEATURES
FORE COURT & BAY FRONTED PROPERTY
AVAILABLE FROM 20-11-21
OPEN VIEWING DAY 23RD NOVEMBER
BETWEEN 2pm & 5pm
CALL TO BOOK YOUR VIEWING OR REGISTER
YOUR INTEREST VIA info@barbararees.com

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



BR3789

MALEFANT STREET CATHAYS CARDIFF CF24 4QG

VIEWING; Open viewing day on Tuesday 23rd November between 2pm & 5pm.

To book your 10 minute viewing slot call 02920 371917 or register via info@barbararees.com

Viewings will be booked on a first come first served basis and if the property does not sell after the first block of viewings on 23rd November a further open day viewing block will be arranged for the following Tuesday.

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this forecourt and bay fronted mid terrace property of traditional construction beneath a slate roof to provide accommodation comprising of, an entrance porch and hallway, two ground floor reception rooms, a kitchen / dining room, complimented by three first floor bedrooms and a bathroom.

Malefant Street is located in Cathays Cardiff where all amenities are within walking distance and there is easy access to the city centre, shops schools bus and train services, see the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt, entrance porch and hallway with access to each ground floor room, stairs to the first floor.

ROOM ONE; 13'7" x 11'8" front facing bay window.

ROOM TWO; 11'9" x 9'6" rear facing window.

KITCHEN / DINER; 25'3" x 9'6" fitted kitchen / dining area, side facing window, rear facing patio doors leading out to the garden.

FIRST FLOOR; Stairs leading from the hallway to the first floor landing, access to each bedroom / letting room, the bathroom and the loft.

BEDROOM ONE; 14'3" x 14'2" front facing bay window.

BEDROOM TWO; 11'9" x 9'7" rear facing window.

BEDROOM THREE; 13' x 9'7" rear facing window, combination gch boiler (not tested)..

BATHROOM; Comprising a bath wc and wash hand basin, side facing window.

EXTERIOR; Enclosed rear patio garden.

EPC RATING; Current D = 63, Potential C = 80 (full epc available for inspection at our office or on line).

GUIDE PRICE; Offers are invited £ 229,950 +.

(If more than one offer of the same price is received each respective party will be invited to submit one round of further and final bids).

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial adviser.

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 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 property has previously been let and was producing an annual rental income of circa £13,000 p/a. The seller / agent reserves the right not to accept any or the highest bid and neither the seller or agent makes any representation or gives any warranty as to the adequacy and condition of any appliances or fixtures and fittings included in the sale. Neither the seller or agent will be responsible for any prospective viewer's travel or other costs in the event that you miss your pre booked viewing slot or if your offer is declined.

