

Barbara Rees

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

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BR3822/0522

FOR SALE TY WERN COURT PHILIP CLOSE RHIWBINA CARDIFF ASKING PRICE £ 169,950



MAIN FEATURES
RARELY AVAILABLE FIRST FLOOR APARTMENT
IN A SOUGHT AFTER LOCATION
ENTRANCE HALL LOUNGE DINER TWO BEDROOMS
KITCHEN SHOWER ROOM
SINGLE GARAGE & ON SITE CAR PARKING
WELL MAINTAINED GARDENS & GROUNDS
LONG LEASEHOLD 999 YEARS FROM 1982
WITH A LOW GROUND RENT

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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BR3822

TY WERN COURT PHILIP CLOSE RHIWBINA CARDIFF CF14 4SD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this rarely available, purpose built, first floor apartment, set in mature and well maintained gardens and grounds in a sought after location at Phillip Close, Rhiwbina, Cardiff.

Ty Wern Court is a quiet cul de sac of low rise, traditionally built apartments with on site car parking and easy access to the City centre or the M4 for journeys further afield of Cardiff.

See the map inlay below for local directions.

THE ACCOMMODATION; Mature gardens and grounds, communal entrance and staircase to the first floor, upvc dg front door leading to the hallway with built in storage cupboards and internal doors to each room.

LOUNGE / DINER; 15'4" x 14' front facing picture window with a pleasant outlook over the front gardens, coved and textured ceiling.

KITCHEN; 13'3" x 10'3" fitted base and wall units finished in medium oak with contrasting worktops and tiled walls to the worktop areas, electric cooker point, plumbing connections for a washing machine, rear facing window overlooking the gardens and grounds, textured ceiling.

BEDROOM ONE; 15'4" x 11' front facing window, coved and textured ceiling.

BEDROOM TWO; 12'6" x 9'5" rear facing window, coved and textured ceiling.

SHOWER ROOM; Large glazed shower enclosure, wc and wash hand basin, tiled walls and floor, plaster skimmed ceiling rear facing window.

EXTERIOR; Communal gardens with lawned areas, access to the car park, single garage with an up and over door.

EPC RATING; Current D = 66, potential C = 78 (full epc 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 informed us that the property is of long leasehold tenure with an annual ground rent of £35-00 plus service charges (to be confirmed). The apartment has the benefit of mains water drainage and electricity and economy seven off peak storage heaters. The windows are of double glazed specification and the seller has no onward chain.

ASKING PRICE; £169,950

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

