

Barbara Rees

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

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BR3811/10622

FOR SALE WALKER ROAD, CARDIFF CF24 2EL GUIDE PRICE £180,000



MAIN FEATURES

RE-DEVELOPMENT POTENTIAL
& INVESTMENT OPPORTUNITY
TWO STOREY CORNER PROPERTY,
TWO PARTLY CONVERTED FLATS OR
ALTERNATIVE USE AS A SINGLE HOUSE
PLUS A TWO STOREY COACH HOUSE
FREEHOLD ALL MAINS SERVICES
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.



Barbara Rees is a trading style of Barbara Rees Ltd.
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BR3811

42 WALKER ROAD, CARDIFF CF24 2EL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale this traditionally built two storey pavement fronted, corner property with brick and stone elevations beneath an interlocking pitched concrete tiled roof.

The property has been partially converted in to two self contained flats and includes a two storey coach house, situated to the rear, with access off Neath street.

Walker road is located in the Splott area of Cardiff, all amenities are nearby, see the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance, upvc door to a communal lobby, internal doors with access to the ground and first floor flats.

GROUND FLOOR FLAT:

ROOM 1: 12'6" x 11' Front facing window, open access to room two.

ROOM 2; 14'4" x 11'10" access to the kitchen.

KITCHEN; 16' x 6' Front facing door, side facing window, wall mounted gas central heating combination boiler (not tested), access to bathroom.

BATHROOM; Comprising a three piece suite to include a wc, wash hand basin, bath (bath not fitted).

ROOM 3; 9'10" x 7'6" Front facing window.

ROOM 4; 11'4" x 11'2" Front and side facing windows. Hatch to cellar (not surveyed).

FIRST FLOOR FLAT:

Staircase with spindles and balustrading, leading from the ground floor lobby to the first floor landing giving access to three separate rooms, along with the kitchen and bathroom.

ROOM 1: 11'5" x 11'5" Front facing window.

ROOM 2; 11'5" x 9'5" Front and side facing windows.

ROOM 3; 10'7" x 9' Front facing window.

KITCHEN; 11'6" x 8'10" Rear facing door, side facing window.

BATHROOM; W.C. and a wash hand basin (not fitted).

EXTERIOR; Enclosed rear courtyard plus a two storey coach house suitable for re-development / residential conversion STP.

ENERGY RATING; Ground Floor Flat: Current = 64 / D. Potential = 79 / C. Full EPC available for inspection at our office or via the online EPC register.

ENERGY RATING: First Floor Flat: Current = 68 / D. Potential = 76 / C. Full EPC available for inspection at our office or via the online EPC register.

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 advises that the property is of freehold tenure and has the benefit of all mains services, although this and the adequacy and condition of any services and fixtures and fittings should be confirmed by the acting solicitors. All services have not and will not be tested. The property is to be sold as seen and viewed and the buyer will be responsible for it's clearance.

GUIDE PRICE; £180,000.

OFFERS; Must be made in writing and supported by full evidence of funding.

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.

