

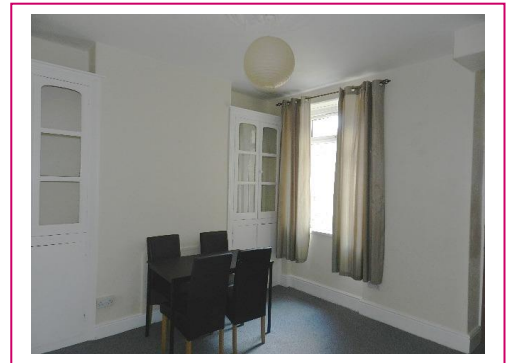
Barbara Rees

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BR1084/0324

FOR SALE PEARSON STREET ROATH CARDIFF ASKING PRICE £ 235,000



MAIN FEATURES

**FREEHOLD HOUSE WITH VACANT POSSESSION
LICENSED 4 PERSON H.M.O.
ENTRANCE HALL LOUNGE KITCHEN / DINER
FOUR LETTING ROOMS
GROUND FLOOR BATHROOM GCH & DG
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 & 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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PEARSON STREET ROATH CARDIFF CF24 3EL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this freehold four person licensed H.M.O. with full and immediate vacant possession.

The property is constructed of natural stone solid masonry elevations overlain with an interlocking pitched concrete tile roof to provide accommodation comprising of, an entrance hall, a lounge, four letting rooms, a kitchen and ground floor lobby plus bathroom, alternatively the accommodation can be used a family home with two reception rooms and three first floor bedrooms, plus the kitchen and bathroom.

Pearson Street is situated in a popular location just off City Road, being close to the City Centre, various university campus's / schools and transport links and all other amenities, which are all within walking distance.

See the map inlay below for local directions.

THE ACCOMMODATION; Front forecourt, entrance porch and inner hallway, access to the ground floor rooms and kitchen, stairs to the first floor.

LOUNGE / LETTING ROOM ONE; 12'4" x 10'10" front facing walk in bay window.

SITTING OR LETTING ROOM TWO; 12' x 10'5" rear facing window, wall alcove cupboards.

KITCHEN; 9'6" x 7'8" fitted kitchen with a range of base and wall units finished in light beech with contrasting black worktops, built under oven, gas hob, extractor fan cooker hood, single drainer, plumbing for a washing machine, side facing window, access to the rear lobby.

LOBBY; Side facing exit door, wall mounted GCH boiler (not tested), access to the bathroom.

BATHROOM; Comprising a three piece suite, finished in peel white, to include a bath with a shower, wc and whb, rear facing window.

FIRST FLOOR; Staircase leading from the hall to the first floor landing, access to each bedroom (or letting rooms).

BEDROOM ONE or LETTING ROOM TWO ; 14'5" x 9'8" two front facing windows.

BEDROOM TWO or LETTING ROOM THREE; 12' x 8'8" rear facing window.

BEDROOM THREE or LETTING ROOM FOUR; 10'9" x 8' rear facing window.

EXTERIOR; Enclosed rear garden with lane access.

ENERGY RATING; Current D = 66, Potential B = 86. Current EPC expires 10th April 2029.

H.M.O. LICENCE; The property is currently licensed for four persons until 14th June 2028.

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 freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. There is a system of gas fired central heating with a combi boiler (not tested) and radiators throughout, several power points a TV and telephone point. The exterior windows and doors are of UPVCDG specification and the seller has not onward purchase, hence immediate vacant possession.

ASKING PRICE; £ 235,000

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 advisor.

