

Barbara Rees

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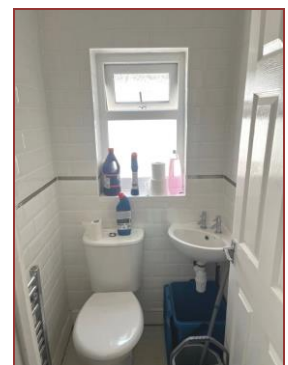
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BR3954TP/0425

FOR SALE MUNDY PLACE CATHAYS CARDIFF ASKING PRICE £ 247,500



MAIN FEATURES
MID TERRACE HOUSE
IN A POPULAR LOCATION
CLOSE TO THE CITY CENTRE
& UNIVERSITIES
ENTRANCE PORCH LOUNGE DINER
KITCHEN THREE BEDROOMS
GROUND FLOOR BATHROOM
& FIRST FLOOR WC
ENCLOSED REAR GARDEN
FREEHOLD DG & GCH
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 & 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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BR3954TP

MUNDY PLACE CATHAYS CARDIFF CF24 4BZ

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this pavement fronted two storey, mid terrace house, with solid masonry elevations beneath a pitched tile roof to provide accommodation comprising of, an entrance porch, a lounge / diner, fitted kitchen, ground floor bathroom, three bedrooms and a first floor wc.

Mundy place is a popular side street, conveniently located near the city centre and various universities, in the Cathays area of Cardiff where all amenities are within walking distance, along with easy access to the M4 and Cardiff's main distributor roads, train and bus stations.

See the map inlay below for local directions.

THE ACCOMMODATION; Pavement entrance and glazed panel composite upvc door leading to the porch, internal door leading to the lounge / dining room.

LOUNGE / DINER; 11'8" x 11'5" plus 15'4" x 11'9" front facing window, feature fireplace, double glazed panel doors to the centre of the room, staircase with spindles and balustrade leading up to the first floor, access to the kitchen, coved & textured ceiling, rear facing exit door.

KITCHEN; 11'8" x 9'7" fitted kitchen with a range of base and wall units and tiled walls to the worktop areas, single drainer, space for a washing machine and dishwasher, electric cooker point, valiant combination gch boiler, side facing window and exit door, tiled floor, textured ceiling, access to the bathroom.

BATHROOM; Comprising a four piece white suite to include a bath with mixer tap shower attachment, a glazed panel shower enclosure, vanity unit whb and close coupled wc, tiled walls and floor, textured ceiling, rear facing window.

FIRST FLOOR; Stairs from the dining room to the first floor landing, access to each bedroom, the first floor wc and the loft.

BEDROOM ONE; 15'2" x 11'7" two front facing windows, fitted wardrobes, textured ceiling.

BEDROOM TWO; 11'9" x 10'9" rear facing window, laminate flooring, plastered ceiling.

BEDROOM THREE; 9'4" x 8'4", built in wardrobe, rear facing window.

WC ; First floor wc & whb (accessed off the landing), side facing window, part tiled walls, plastered ceiling.

EXTERIOR; Enclosed rear garden.

ENERGY RATING; Awaiting.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors 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. There is a system of gas fired central heating with a combination boiler (not tested), several power points tv and telephone points and the external windows and doors are of upvc specification. The property is available with immediate vacant possession and there is no onward chain.

ASKING PRICE; £ 247,500

VIEWING; Strictly accompanied viewing only via Barbara Rees.

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

