



## SITUATION

Located in a popular residential area within this quiet cul-de-sac and in close proximity to Roath Park Lake and various primary and secondary schools.

The property lies approx. 2 miles north of Cardiff city centre and benefits from good road links via the M4.

## PROPERTY

Comprising an end of terrace **3 Bed House** planned on first and second floors with integral garage and front off-street parking.

## ACCOMMODATION<sup>1</sup>

### Ground Floor

Reception Room with rear extension

Kitchen

Integral Garage

External WC

### First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Sep. WC

<sup>1</sup> Not inspected by Barnett Ross

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **2 Individuals** for a term of 99 years from 7th January 1965 at a ground rent of **£22 per annum** exclusive.

**Note 1: Valuable Reversion in approx. 44 years.**

**Note 2: No. 9 Farm Drive (3 Bed House) sold in June 2018 for £267,000.**

**Note 3: 6 Week Completion.**

## 3 Bed House with Valuable Reversion in 44 years

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Vendor's Solicitors

Debenhams Ottaway Solicitors

Tel: 01923 857 171 Ref: Kat McDonagh

Email: khm@debenhamsottaway.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**