

SOLD

37 Kent Street

, Cardiff, CF11 7DL

Auction Guide £175,000+

SALE BY PUBLIC AUCTION: The auction will take place online on 5 July 2022 at 4:00 pm with registration through our website



Description

Deceptively large 3 bedroom, mid terrace property in generally good condition in very popular Grangetown location which is very well maintained by the current tenants. The property itself appears to be of brick/stone construction under a pitched tile roof with painted spar rendered and stone elevations.

The house briefly comprises a hallway, double through sitting/dining room, and a spacious modern kitchen opening onto the garden to the ground floor. Upstairs there are three good sized bedrooms and a family bathroom. Outside is a pleasant enclosed rear garden with decked and lawned areas. The property also benefits from a modern combi boiler (not tested) and uPVC windows and doors throughout.

The property is located only around 1.5 miles to South of Cardiff city centre and is also less than a mile from Cardiff bay and the various bars, restaurants and amenities at the waterfront.

Accommodation

GF - Hallway, thru double reception, kitchen.

FF - Landing, three bedrooms, bathroom.

OS - Enclosed rear garden with decking and lawned areas.

Tenure

Informed Freehold – please refer to legal pack for verification of tenure

Viewing

Viewing by appointment with Seel and Co (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please refer to the legal pack for any further disbursements to be paid by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

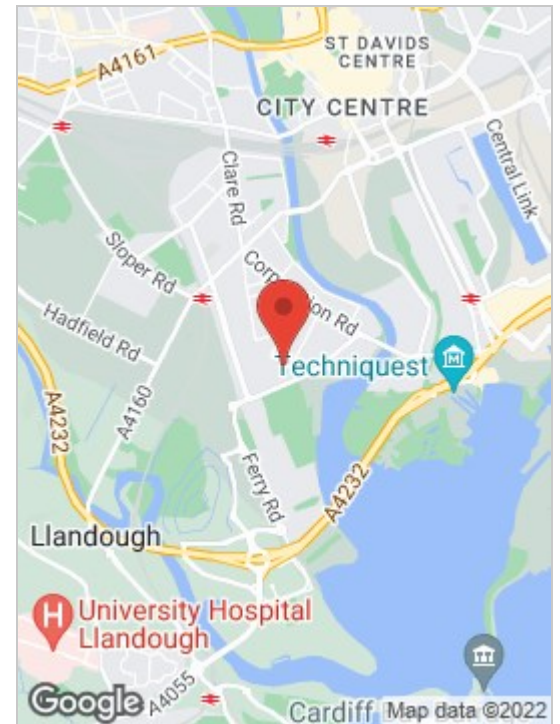
Further Information

Auctioneers Office, Seel and Co (029) 2037 0117

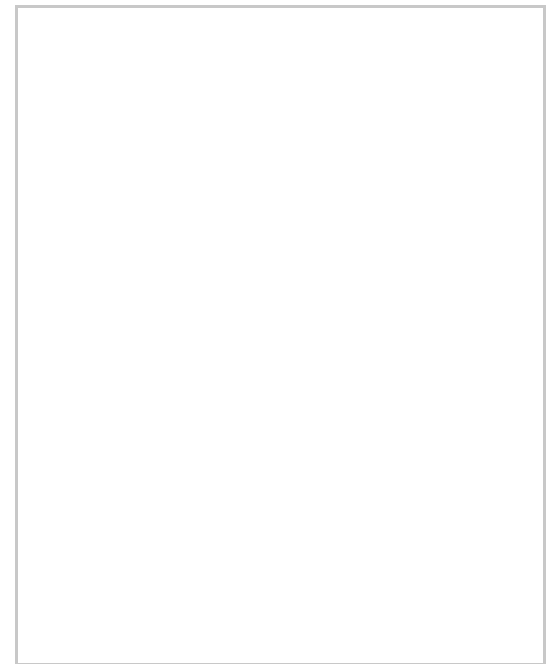
Auction Details

FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

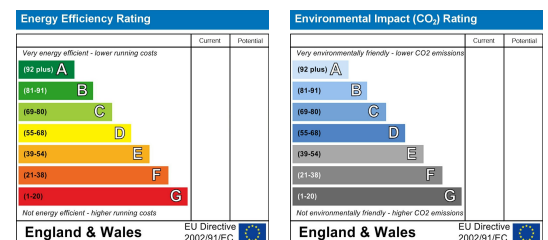
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.