



109 and 126 Cathedral

, Cardiff, CF11 9PH

Auction Guide £1,600,000+

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



Description

Guide Price £1.6mil-£1.72million+

Two semi-detached three storey properties that are laid out and were until recently operated as bed and breakfast accommodation. The houses are of brick and stone construction under pitched tile rooves with stone, brick and rendered elevations and both also benefit from rear coach houses which form part of each development. Many original features remain and central heating is provided by modern boilers (not tested)

Cathedral road is one of Cardiff's most prestigious roads and is in the heart of Pontcanna with its boutique restaurants, shops and parks and also within easy reach of Cardiff city centre only circa 0.5 miles to the South.

109 Cathedral road is laid out as a 13 en-suite bedroom house at present with communal and kitchen areas to the ground floor and a cellar. The property has planning consent for conversion and extension to 9 apartments including a new detached coach house to the rear. Some plans are attached but please consult the Cardiff city council planning portal for full details - Ref 21/01460.

126 Cathedral road is laid out as a 9 en-suite bedroom house at present with communal and kitchen areas to the ground floor and a cellar. The property has planning consent for conversion and extension to 8 apartments including conversion of the detached coach house to the rear. Some plans are attached but please consult the Cardiff city council planning portal for full details - Ref 21/01463.

The vendor would prefer to sell both properties together but may consider selling each individually, which may be of particular interest for owner occupiers wishing to secure a rare opportunity for a whole house on Cathedral road.

A full valuation report on both properties with advice on the likely end prices and GDV is available on request.

Please see full 3D VR walkthrough tour of both properties.

NB. The guide price of £1.6-£1.72 million reflects that the reserve is yet to be agreed but will be within the usual tolerances of this range.

Accommodation

109 - LGF - Cellar area.

GF - Hall, sitting room, three ensuite bedrooms, dining room, kitchen, boiler room.

FF - Landing, Four ensuite bedrooms, further bedroom, shower room.

SF - Landing, four ensuite bedrooms.

OS - Front garden with side access, rear enclosed garden, detached coach house.

126 - LGF - Cellar area.

GF - Hall, four ensuite bedrooms, sitting room, kitchen, store.

FF - Landing, Four ensuite bedrooms, stores

SF - Landing, two ensuite bedrooms.

OS - Front garden with side access, rear enclosed garden, detached coach house.

Tenure

Presumed 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

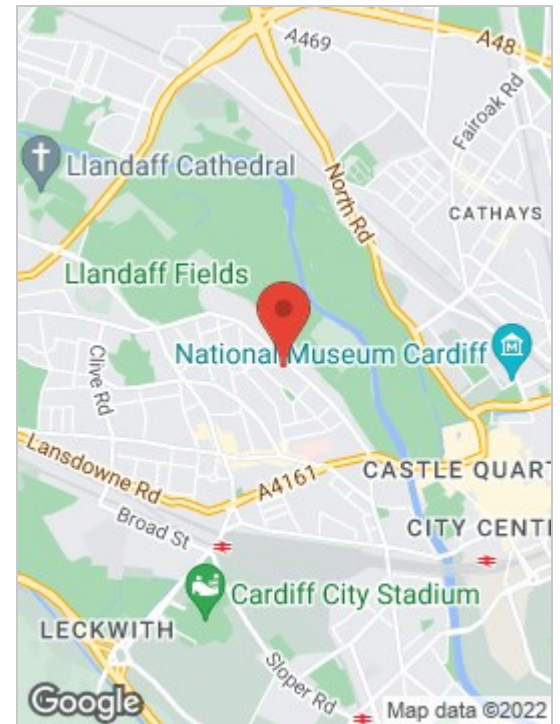
Auctioneers Office, Seel and Co (029) 2037 0117

Auction Details

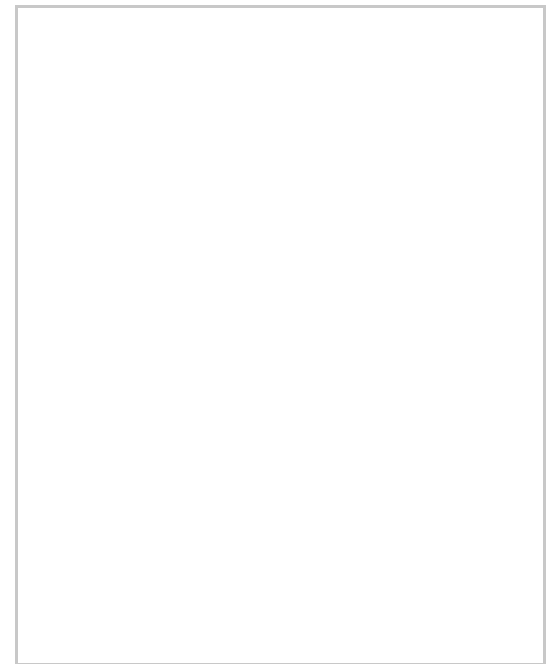
FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

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.

Area Map



Floor Plan



Energy Efficiency Graph

