



## 14 Eskdale Close

, Cardiff, CF23 5LF

**Auction Guide £500,000+**

**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 of £400,000-£450,000+

Deceptively spacious 5 bedroom, semi-detached property in very popular location with accommodation over three storeys extending to circa 2000sqft. The house itself appears to be of brick/block construction with stone, brick and rendered elevations beneath a pitched tile roof. The house is in generally good condition but would benefit from upgrading and modernisation in parts but does benefit from uPVC windows and doors throughout and central heating provided by a modern boiler (not tested)

The property briefly comprises entrance porch, downstairs WC and shower room, hallway, large sitting room, dining room, kitchen/breakfast room and a further reception room. To the first floor are 4 good size bedrooms and a bathroom, the 5th bedroom with panoramic views across the City is on the top floor. Outside there is a front and rear garden, detached garage and large driveway for parking multiple cars.

Eskdale close is a quiet cul-de-sac in the heart of Lakeside with easy access to local amenities and nearby Roath Park Lake. We are informed the house is within Lakeside Primary and Cardiff High School catchment areas but please contact the council for confirmation.

Please see our 3D VR tour for a full walk-through tour of the property

NB. The guide price of £400,000-£450,000 reflects that the reserve is yet to be agreed but will be within the usual tolerances of this range.

## Accommodation

GF - Porch, WC/shower room, three receptions, kitchen/breakfast room  
FF - Landing, four bedrooms, bathroom  
SF - Landing, bedroom  
OS - Front and rear gardens, driveway, detached garage

## Tenure

Freehold – please refer to legal pack for verification of tenure

## Viewing

VR tour online and 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 check the legal pack for any further disbursements that may be payable 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

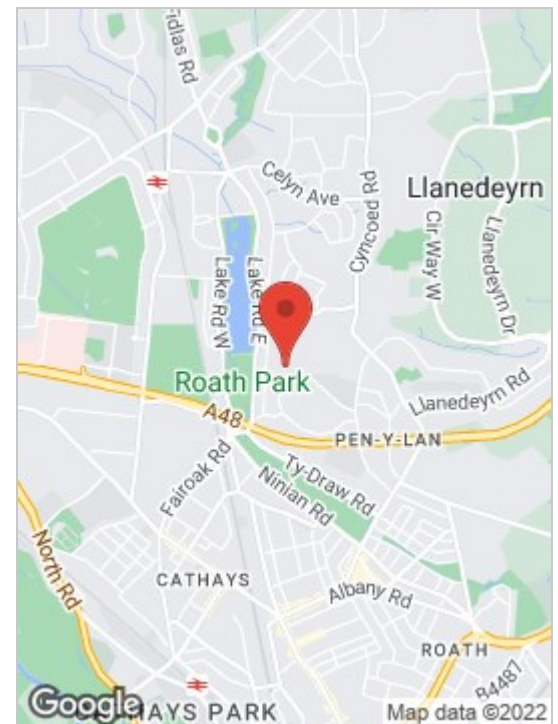
Auctioneers Office, Seel and Co Ltd (029) 2037 0117

## Auction Details

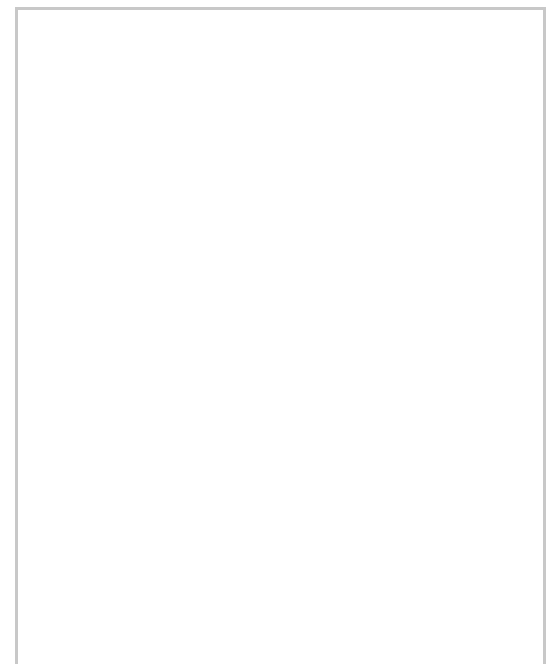
FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

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

