



**Bartley Wilson Way, Cardiff CF11 8EP**

**welcome to**

## **Bartley Wilson Way, Cardiff**

CASH BUYERS ONLY - CALL BRANCH FOR DETAIL

Sold with no onward chain. On the highly sought after gated development of Bartley Wilson Way and occupying the site of the historic Ninian Park Football Stadium, this beautifully presented, modern semi-detached home with off road parking for two vehicles.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Front And Parking**

Private off road parking for two vehicles to the side of the property. Garden area to front laid with decorative chippings and step rising to front door.

### **Entrance Hall**

Accessed via glazed composite front door opening into entrance hall with stairs rising to first floor landing, store cupboard, cloak hanging space and with space washing machine/drier. Doors to lounge, cloakroom and squared archway to kitchen.

### **Kitchen**

9' 1" x 6' ( 2.77m x 1.83m )  
The ultra modern fitted kitchen offers a range of 'high gloss' wall cupboards and base units with complementing worktops over and stainless steel sink unit with mixer tap and drainer. Integrated appliances include fridge freezer, electric oven with four ring gas hob and chimney cooker hood over. Tiled splash backs, power points and double glazed window to front.

### **Cloakroom Lounge**

12' 9" x 12' 6" ( 3.89m x 3.81m )  
Double glazed doors to conservatory with double glazed windows alongside, radiator, TV point and power points.

### **Conservatory**

11' 1" x 10' 10" ( 3.38m x 3.30m )  
Double glazed doors opening to the rear garden with double glazed window to sides and rear. Power points and tiled floor.

### **First Floor Landing**

Cupboard housing gas boiler, loft hatch, power points and doors to bedrooms and bathroom.

### **Bedroom One**

12' 6" x 8' 9" ( 3.81m x 2.67m )  
Double glazed window to rear, built in wardrobe,

radiator and power points.

### **Bedroom Two**

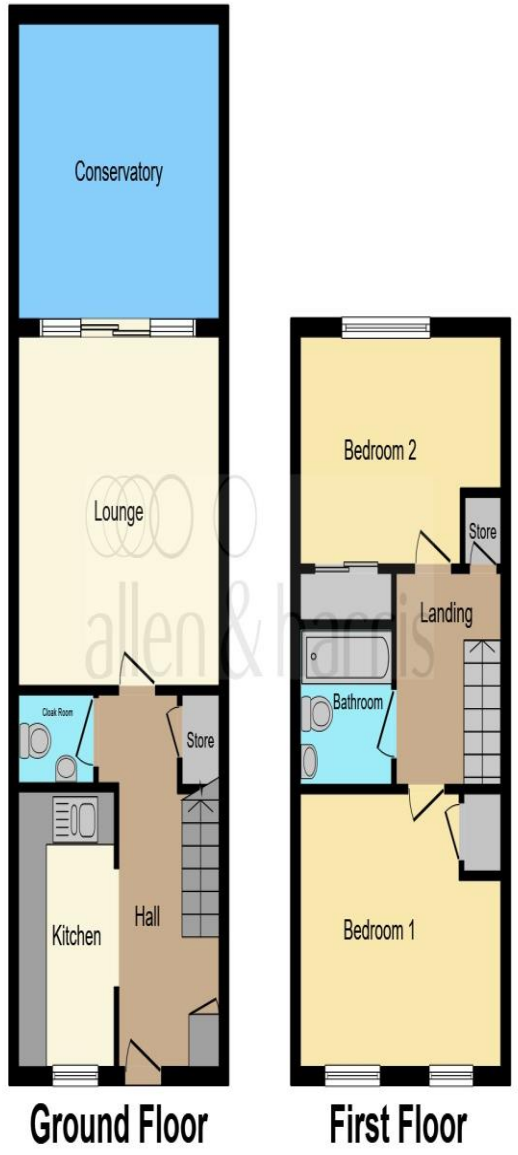
12' 7" x 8' 2" ( 3.84m x 2.49m )  
Double glazed window to front, store cupboard, radiator and power points

### **Bathroom**

Fitted suite comprising a low level w.c, pedestal wash hand basin and panelled bath with thermostatic shower unit and tiled splash backs. Chrome heated towel rail, extractor and tiled floor.

### **Rear Garden**

The enclosed garden is laid mainly to lawn with patio area and gate for access to front/parking spaces.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**Bartley Wilson Way,**  
**Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Highly Sought-After Gated Development
- Modern Semi Detached Home

Tenure: Freehold EPC Rating: C

guide price

**£155,000**



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Property Ref:  
CTN108653 - 0012

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