



Winsford Road, Sully, Penarth, CF64 5SB

Welcome to

Winsford Road, Sully, Penarth

Offered with NO CHAIN, this detached family home is set on a quiet no-through road on the outskirts of Sully. The property requires refurbishment but is set on a good sized plot with parking and an integrated GARAGE, four bedrooms, double glazing, cloakroom/WC, shower room and a family bathroom.

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.

Entrance Porch

Entered via a double glazed double door and part double glazed door to hall.

Entrance Hall

Built in double width storage cupboard, wood block flooring, radiator, stairs to first floor and doors to the lounge, kitchen and cloakroom/WC.

Cloakroom

Double glazed window to side, wc, pedestal wash hand basin and radiator.

Lounge

18' 4" x 11' 11" (5.59m x 3.63m)

Two double glazed windows to front, wood block flooring, two radiators and double doors to dining room.

Dining Room

14' 5" x 9' 8" (4.39m x 2.95m)

Double glazed window to rear, wood block flooring, radiator and door to kitchen.

Kitchen / Breakfast Room

13' 11" x 11' 3" (4.24m x 3.43m)

Double glazed window to rear, part double glazed door to rear giving access to the rear garden, floor and wall mounted kitchen units with work surfaces over, single bowl and drainers stainless steel sink unit, space for fridge-freezer, gas fired floor mounted gas central heating boiler and space for breakfast bar.

Utility / Shower Room

7' 7" x 5' 11" (2.31m x 1.80m)

Double glazed window to rear, part tiled walls, shower cubicle, radiator and space for washing machine and dryer.

First Floor Landing

Loft access, airing cupboard housing hot water tank, doors to four bedrooms and bathroom

Bedroom 1

14' 11" x 11' 3" (4.55m x 3.43m)

Double glazed window to rear, built in double wardrobe, built in single wardrobe and radiator.

Bedroom 2

11' 11" max x 11' 4" (3.63m max x 3.45m)

Double glazed window to front, two built in double wardrobes and radiator.

Bedroom 3

8' 10" x 8' 8" max (2.69m x 2.64m max)

Double glazed window to front and radiator.

Bedroom 4

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to rear, built in single wardrobe and radiator.

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Double glazed window to side, panelled bath, pedestal wash hand basin, wc, part tiled walls and radiator.

Front Garden

Double width driveway leading to the integral garage, side access to rear, lawned garden and low level boundary wall.

Rear Garden

Good sized family garden laid to lawn with paved patio area, shrub border and timber fenced boundaries.

Garage

16' 3" x 7' 10" (4.95m x 2.39m)

Up and over door and a light.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**Welcome to
Winsford Road,
Sully, Penarth**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached four bedroom home with NO CHAIN
- Council Tax Band: F

Tenure: Freehold EPC Rating: Awaited

guide price

£350,000

directions to this property:

Entering Sully from Penarth along South Road, turn right onto Swanbridge Grove (opposite Sully Sports and Social Club/Bowls Club) and then turn left onto Winsford Road. Take the first right onto Winsford Road and the property can be found on the right hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106192



Property Ref:
PNR106192 - 0003

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