



Maes Y Ffynnon, Bonvilston, Cardiff, CF5 6TT

Welcome to

Maes Y Ffynnon, Bonvilston, Cardiff

This extended home in the sought after village of Bonvilston is offered with NO CHAIN. Offering great space with three beds, ensuite, bathroom, shower room, two receptions and a large family kitchen/dining room with utility. With its large loft and gardens it needs a new family to make it a home.

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 Hall

Entered via an enclosed outer porch to a part double glazed door, stairs to first floor, radiator and doors to lounge, family room and utility room.

Lounge

17' 1" x 11' (5.21m x 3.35m)

Double glazed window to side and front, laminate flooring, gas fire with back boiler and radiator.

Family Room

10' 11" x 10' 1" (3.33m x 3.07m)

Previously used as an office with some fitted office furniture to remain, double glazed window to front, laminate flooring, radiator, door to inner lobby.

Inner Lobby

with doors to a shower room and the kitchen/dining room.

Shower Room

7' 3" x 7' 1" (2.21m x 2.16m)

Double glazed window to front, corner shower cubicle, WC, pedestal wash hand basin, tiled floor, radiator and tiling to splash back areas.

Kitchen/Dining Room

30' 8" x 6' 7" extending to 9' (9.35m x 2.01m extending to 2.74m)

Double glazed windows to the front and rear, double glazed double doors leading to the sun porch, range of solid wood fronted floor and wall mounted kitchen units with complimenting marble work tops, tiled splash backs 'Belfast' style sink with mixer tap, tiled floor, two radiators, space for table and chairs, spaces for range cooker and fridge/freezer, spotlights, archway to a utility room.





Utility Room

10' 8" x 6' 7" (3.25m x 2.01m)

Door to hall, built in storage cupboards, spaces for washing machine and dryer.

Sun Porch

Double glazed windows to two sides and double glazed door leading to the rear garden

First Floor Landing

A large landing space (previously the bathroom) providing access to three bedrooms and bathroom, as well as a large loft space.

Bedroom 1

11' x 10' 1" (3.35m x 3.07m)

Double glazed window to front, walk-in wardrobe, radiator and door to ensuite.

Ensuite

Double glazed window to side, panelled bath, pedestal wash hand basin, WC, tiled to splash back areas, radiator.

Bedroom 2

14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed window to front and side and radiator.

Bedroom 3

10' 11" x 6' 8" (3.33m x 2.03m)

Double glazed window to side and radiator.

Bathroom

Double glazed window to rear, space for separate shower if required, corner panelled bath, WC, pedestal wash hand basin, radiator and part tiled walls.

Outside

The front garden is laid mainly to lawn with low level hedged boundaries and pathway to front entrance and gated side access to the rear garden. The rear garden is level and laid mainly to lawn with timber fenced boundaries and paved pathway to the rear, metal storage shed to remain.

Parking

There is on street parking on Maes Y Ffynnon itself, with a shared pathway across the front green leading to the front entrance of the property.



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Welcome to

Maes Y Ffynnon, Bonvilston, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- An extended semi-detached home, offered with NO CHAIN, three bedrooms, master ensuite, bathroom and a shower room
- Potential scope to future proof with an attic conversion, subject to the usual planning consents

Tenure: Freehold EPC Rating: D

guide price

£350,000

directions to this property:

From the M4 J33, proceed along the A4232 and take the slip road signposted to Cardiff and Barry and proceed to the roundabout (Culverhouse Cross). Take the fourth exit off the roundabout, proceed over the traffic lights (Tesco and Marks & Spencer are on the right) and continue up the hill onto Cowbridge Road (A48). Pass through the village of St. Nicholas and continue until you reach the village of Bonvilston. Continue past the new housing development on the right hand side and Maes Y Ffynnon can be found approximately 100m further down on the right hand side. The subject property can be found on the right hand fronting onto a large green area, marked by our For Sale board.

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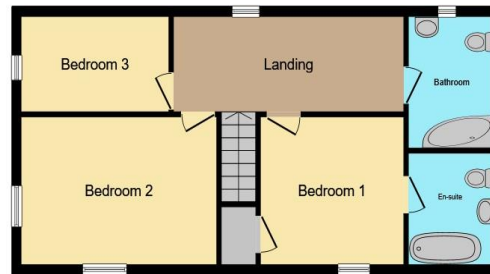
Property Ref:
PNR106478 - 0004

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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



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