



**Cardiff Road, Dinas Powys, CF64 4JW**

## **Welcome to**

### **Cardiff Road, Dinas Powys**

Offered with NO CHAIN, this extended family home is situated on the outskirts of Dinas Powys just a short walk to the railway station. With a large rear garden, three bedrooms, downstairs WC and upstairs bathroom, this is a great opportunity for someone to put their own stamp onto a family 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 a double glazed door to hallway, double glazed window to front, radiator, doors to kitchen and lounge, stairs to first floor with understair storage cupboard.

#### **Lounge**

17' 2" x 10' 11" ( 5.23m x 3.33m )

Double glazed window to rear, feature fireplace and radiator, door to kitchen/breakfast room.

#### **Dining Room**

14' 3" x 10' 4" ( 4.34m x 3.15m )

Double glazed window to front, radiator and door to kitchen/breakfast room.

#### **Kitchen/Breakfast Room**

17' 9" x 9' 1" ( 5.41m x 2.77m )

Double glazed door to rear garden, double windows to rear and side, stainless steel sink unit with mixer tap over, wall and base units with work surface over, washing machine, gas cooker, radiator and door to cloakroom/WC and space for breakfast table and chairs.

#### **Cloakroom/Wc**

Double glazed window to rear side, wall mounted wash hand basin, door to the WC with double glazed window to rear.

#### **First Floor Landing**

Doors to three bedrooms and bathroom, loft access.

#### **Bedroom 1**

14' 6" x 10' 1" ( 4.42m x 3.07m )

A double bedroom with double glazed window to rear, radiator and cupboard housing hot water tank.

#### **Bedroom 2**

13' 5" x 10' 6" ( 4.09m x 3.20m )

A second double bedroom with double glazed window to front and radiator.

#### **Bedroom 3**

10' 1" x 7' 9" ( 3.07m x 2.36m )

A good sized single bedroom with double glazed window to rear and radiator.

#### **Bathroom**

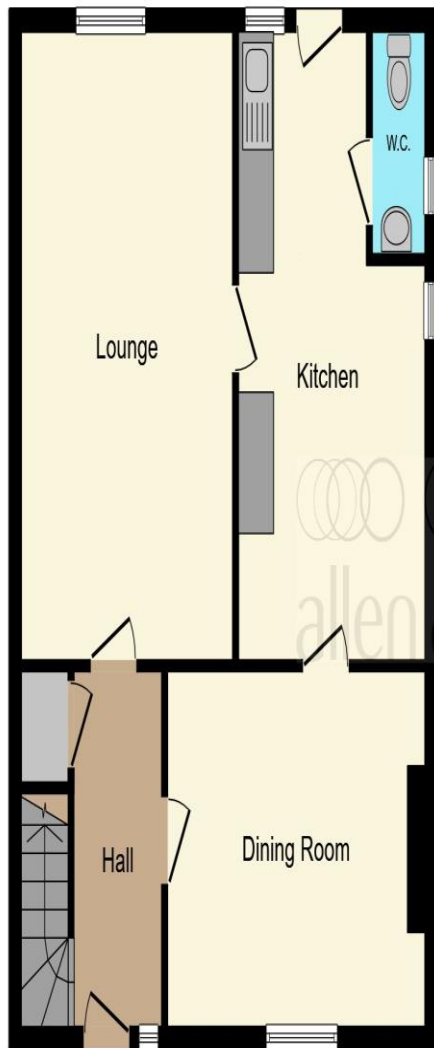
Double glazed frosted glass window to front. panelled bath, low level wc, pedestal wash hand basin and radiator.

#### **Front Garden**

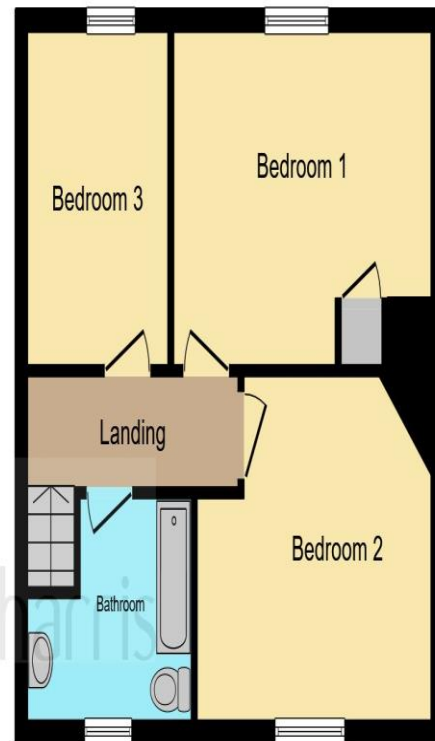
Enclosed front garden laid predominantly to patio slab with shrub borders and side access to rear garden via a shared covered walkway.

#### **Rear Garden**

A good sized north westerly facing garden with pedestrian lane access, laid to lawn with patio area and brick built storage shed, enclosed with timber fenced boundaries.



**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](http://www.focalagent.com)



## Welcome to

### Cardiff Road, Dinas Powys

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace extended family home offered with NO CHAIN and a newly reduced price of £190,000
- Three Bedrooms and family bathroom to the first floor, plus downstairs WC.

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£190,000**

#### directions to this property:

Entering Dinas Powys from Penarth along Cardiff Road, continue past the railway station on the left and the property can be found on the right left hand side marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106537](https://allenandharris.co.uk/Property/PNR106537)



Property Ref:  
PNR106537 - 0013

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