



Llewelyn Goch, St. Fagans Cardiff CF5 6HR

welcome to

Llewelyn Goch, St. Fagans Cardiff

An outstanding five bedroom property, including two size en-suite and family bathroom, huge garden to rear and a great size double garage. Situated in the lovely Rhydlafar area with access to Radyr and Llandaff. A short distance from Cardiff City Centre with access to all that it has to offer.



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

Laminate flooring, doors to kitchen/breakfast room, living room, cloakroom and storage room, stairs to first floor.

Cloakroom

WC, wash hand basin, radiator and extractor fan.

Lounge

21' 3" min x 11' 5" (6.48m min x 3.48m)
Double glazed Bay fronted window, TV point, laminate flooring, wall mounted gas fire, two radiators and double glazed French doors to rear conservatory.



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Conservatory

14' 4" x 10' 5" (4.37m x 3.17m)
Double glazed window to rear and side, two double glazed patio doors to side.

Kitchen/Breakfast Room

26' 2" x 10' 3" (7.98m x 3.12m)
Fitted kitchen with wall and base unit, quartz worktops, integral five burner hob, microwave, oven, extractor fan, dishwasher, space for fridge/freezer, wine rack, one and a half sink and drainer, double glazed Bay window to front, double glazed window to rear, spot lights and door to utility room.

Utility Room

5' 6" x 6' 6" (1.68m x 1.98m)
Wall mounted boiler, plumbing for washing machine and space for dryer, sink and drainer, radiator and door to garden.

Landing - First Floor

Doors to all three bedrooms and bathroom, airing cupboard and stairs rising to second floor.

Bedroom One

15' 5" x 10' 5" (4.70m x 3.17m)
Double glazed window to front, radiator and door to ensuite.

Ensuite

10' 4" x 5' 5" (3.15m x 1.65m)
Shower cubical, wash hand basin with vanity cupboard, radiator and extractor fan, obscure double glazed window to rear, bath and WC.

Bedroom Two

12' 6" x 11' 5" (3.81m x 3.48m)
Double glazed window to front, radiator and door to ensuite.

Ensuite

6' 8" x 4' 6" (2.03m x 1.37m)
Shower cubical, WC, wash hand basin, radiator, partially tiled and obscured double glazed window to front,

Bedroom Three/Office

8' 8" x 5' 5" (2.64m x 1.65m)
Double glazed window to rear, radiator and built in wardrobe.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)
Paneled bath with mixer tap, WC, wash hand basin with vanity unit, radiator, obscure double glazed window to rear, extractor fan, fully tiled floor and partially tiled wall.

Landing - Second Floor

Door to shower room and doors to bedroom four and five.

Shower Room

6' 2" x 5' 4" (1.88m x 1.63m)
Shower cubical, WC, wash hand basin with vanity unit, obscure double glazed window to rear, tiled floor and partially tiled wall.

Bedroom Four

16' 3" x 10' 8" (4.95m x 3.25m)
Double glazed window to front, skylight to rear, radiator and storage cupboard.

Bedroom Five

16' 2" x 11' 8" (4.93m x 3.56m)
Double glazed window to front, skylight to rear, radiator and access to loft.

Front Garden

Double driveway leading to double garage, partially converted into home office, laid to lawn, paved pathway to front and side.

Garage/Home Office

17' 5" max x 17' 8" (5.31m max x 5.38m)

Rear Garden

Enclosed with fencing, paved patio, graveled area and outside tap.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb Size Garden
- Five Double Bedrooms Detached Residence

Tenure: Freehold EPC Rating: C

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107137 - 0023

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