



Heol Fair, Cardiff CF5 2EE

welcome to

Heol Fair, Cardiff

In the heart of Llandaff set in the picturesque street of Heol Fair is this lovely terraced home; it is within a stone's throw of Llandaff Cathedral & Llandaff High Street with shops, artisan cafes & pubs. Easy walk to the Taff Trail. links to Cardiff, Bristol & London. NO CHAIN.



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

Door to main living room and two cast iron radiators.

Living Room

23' 8" max x 17' 9" max (7.21m max x 5.41m max)
Picture rail, two under stairs storage cupboards, hatch from living room to kitchen, wooden flooring, open fire place with slate surround and hearth, additional feature fire place and shelving.

Kitchen

12' 4" max x 9' max (3.76m max x 2.74m max)
Fitted kitchen, three sky lights, inset light, wall and base units, integral washing machine, dishwasher, 'Smeg' gas cooker, double oven, extractor hood, fridge and freezer, tiled splash back, wooden worktop, extractor fan, wine rack and door to conservatory.

Conservatory

9' 2" x 6' (2.79m x 1.83m)
Vaulted double glazed roof, double glazed door to court yard and upper garden, ceramic tilted floor, power point and wall light.

Landing

Split level landing, access to loft, stairs with banister and spindles.

Bedroom One

12' 8" max x 10' 9" max (3.86m max x 3.28m max)
Wooden ledge and Brace cottage door, shelving, wood flooring, a range of fitted wardrobes, radiator and double glazed Sash window to front.

Bedroom Two

10' 4" x 7' 8" (3.15m x 2.34m)
Concealed Combi boiler, wooden ledge and brace cottage door, shelving, radiator, double glazed window to rear, TV and phone point.

Bathroom

9' 2" max x 7' 8" max (2.79m max x 2.34m max)
Wooden ledge and brace door, partial vaulted ceiling, cast iron bath with mixer tap and shower head, inset light, shower cubical, heated towel rail, wash hand basin, WC, mounted mirror cabinet, obscured window to rear, shelving, cast iron fire place, molded wood paneling, tiled splash back and ceramic tiled floor.

Front Garden

Partially enclosed garden, wrought iron gate and to steps leading to path to front door, the garden is mostly laid with shrubs and flowers .

Rear Garden

Paved court yard, outside tap, steps to upper garden with flower borders, mature shrubs, paved path to decked area with arch way, enclosed by fences, further shrubs and shed at end of garden. Partial view of Llandaff Cathedral from decked area.



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Heol Fair, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Characterful period property, Original features
- Charming garden to rear with view of the Cathedral

Tenure: Freehold EPC Rating: D

guide price

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107248 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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