



Cathedral Road, Cardiff CF11 9PN

welcome to

Cathedral Road, Cardiff

Situated in the heart of Pontcanna, this two bedroom apartment is conveniently located as it is a short walk from both Pontcanna High Street & Cardiff City Centre, benefiting from local transport links, making it ideal for working professionals to commute or easing the resident into City living!



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.

Communal Entrance Porch

Communal entrance, stairs to upper floor, wood door with stained glass window and obscure window, original tiled flooring and original moulded ceiling with cornices.

Entrance Hall

Intercom, carpeted, radiator, doors to all rooms and cloakroom.

Cloakroom

Storage cupboard and fuse box.

Open Plan Lounge & Kitchen

17' 2" x 13' 2" (5.23m x 4.01m)

Two Sash windows to rear, one Sash window to side, two gas wall mounted radiators, carpeted, TV & Internet point, fitted kitchen with wall & base unit, one and a half sink and drainer, electric induction hob & oven, extractor hood, partially tiled floor, integral washer and dryer, spot lights and boiler in concealed unit.

Bedroom One

9' 8" x 9' 6" (2.95m x 2.90m)

Sash window to side, wall mounted radiator, carpeted and built in wardrobe.

Bedroom Two

9' 5" x 9' 2" max (2.87m x 2.79m max)

Sash window to side, wall mounted radiator, carpeted and built in wardrobe.

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Fully tiled walls, fully tiled floor, WC, wash hand basin with vanity unit, shower cubical with rainfall shower head, heated towel rail, inset lights and extractor hood.

Rear Garden

Parking for both residents and visitors.



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Cathedral Road, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Spacious Bedrooms
- Resident Parking To Rear

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 900 years from 24 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107580 - 0008

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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