



Dunraven House Westgate Street, Cardiff CF10 1DL

welcome to

Dunraven House Westgate Street, Cardiff

This dwelling is right in the Centre of Cardiff City, benefiting from all local amenities such as, restaurants, shops, cafes & bars. Boasting excellent views of the City, with access to exceptional transport links. This property is perfect for living a working professional or City lifestyle!



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.

Communal Hall

Entered via intercom, access to lift, stairs and rear outside foyer with bike rack.

Kitchen / Diner

12' 3" max x 15' 8" max (3.73m max x 4.78m max)
Wood block flooring, wooden Sash window to side, kitchen fitted with wall & base unit, oak work top, integral oven and electric hobs, extractor hood, slate flooring, plumbing for washing machine, Belfast sink and featured mirrored wall. Ample storage in overhead cupboards and a built in closet.

Lounge

12' 8" x 9' 6" (3.86m x 2.90m)

Feature fire place with surround, Sash window to front onto Westgate Street, TV point, wood block flooring and picture rail.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

Sash window to front onto Westgate Street and wood block flooring.

Bathroom

5' 4" x 8' 4" (1.63m x 2.54m)

Terrazzo flooring, paneled bath with mixer tap, wash hand basin, WC, electric shower and heater, partially tiled and obscured Sash window to rear.

Outside Communal Foyer

Rear foyer with bike rack and communal terrace with views over Cardiff Arms Park.



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Dunraven House Westgate Street, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious One Bedroom Apartment
- Wood Block Flooring & Sash Windows

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107702 - 0018

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