



First Floor Flat Romilly Crescent, Cardiff CF11 9NQ

welcome to

First Floor Flat Romilly Crescent, Cardiff

This spacious, recently decorated three double-bedroom first-floor apartment is located at a popular spot bordering Canton and Pontcanna. Spread over two levels, it features a large lounge, kitchen with white goods, tiled bathroom, rear balcony, and garden. Close to pubs, cafés, restaurants & shops!



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.

Reception Room

15' 2" Max x 11' 9" Max (4.62m Max x 3.58m Max)
Fireplace, Satellite Port, Gas radiator, Two double glazed windows, Three plug sockets.

Kitchen

9' 7" Max x 11' 6" Max (2.92m Max x 3.51m Max)
Tiled Flooring, Tiled Splashback, French sliding doors to garden - South facing, Boiler, White goods

Bedroom One

15' 6" Max x 11' 9" Max (4.72m Max x 3.58m Max)
Spotlights, Double glazed windows to front, Carpets, Gas radiator, 3 Plug sockets

Bedroom Two

10' 8" Max x 8' 7" Max (3.25m Max x 2.62m Max)
Single glazed windows, Gas radiator, carpeted, 2 Plug sockets

Bedroom Three

11' 3" Max x 8' 6" Max (3.43m Max x 2.59m Max)
Double glazed skylight, Gas radiator, Three plug sockets, Gas radiator.

Bathroom

8' 8" Max x 6' 3" Max (2.64m Max x 1.91m Max)
Bath, Tiled walls/floor, Gas radiator, Obscured single glazed windows

Rear Garden

South Facing - Small terrace space with steps leading to stone garden



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning 3 Bedroom Duplex!
- No Chain!

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107760 - 0002

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