



**Cardiff Road, Llandaff Cardiff CF5 2DT**



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**Cardiff Road, Llandaff Cardiff**

No Chain - A charming stone-fronted mid-terrace in the heart of Llandaff, just steps from the Cathedral and High Street. Offering two bedrooms, two receptions, and scope to update, this is a fantastic opportunity to create your ideal home. Opposite The Cathedral School.



### 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.



### Entrance Hall

5' 5" max x 25' 2" max ( 1.65m max x 7.67m max )  
Gas radiator, Access to Dinning room and Kitchen,  
Understairs storage cupboard, Hive heating system.

### Lounge

12' max x 14' 9" max ( 3.66m max x 4.50m max )  
Gas radiator, Fireplace, Bay Windows double glazed  
with additional layer, 2 plug sockets, Gas meter  
cupboard

### Dining Room

9' 5" max x 13' 1" max ( 2.87m max x 3.99m max )  
Gas radiator, 2 plug sockets, Single glazed door to  
Garden, Carpeted

### Kitchen

11' 4" max x 7' 9" max ( 3.45m max x 2.36m max )  
Double glazed window to side of property, Wall and  
base units, Gas radiator, Plumbing for sink, dryer unit,  
5 plugs sockets.

### Downstairs Toilet

6' 2" max x 2' 7" max ( 1.88m max x 0.79m max )  
WC, Frosted double glazed window to rear.

### Landing

5' 5" max x 12' max ( 1.65m max x 3.66m max )  
Access to all upstairs rooms, Carpeted flooring,  
Vaulted ceilings.

### Bedroom One

9' 5" max x 12' 2" max ( 2.87m max x 3.71m max )  
9 ft High ceiling, Gas radiator, Double glazed window  
to rear, 1 Plug socket, Carpeted

### Bedroom Two

15' 5" max x 12' 1" max ( 4.70m max x 3.68m max )  
Gas radiator, 2 x Double glazed sache windows to  
front of property, Electric point, Carpeted, 9 ft High  
ceilings

### Bathroom

9' 9" max x 7' 9" max ( 2.97m max x 2.36m max )  
New Worcester Boiler, WC, Hand wash basin, Bath  
with shower, partially tiled walls, Airing Cupboard,  
Frosted double glazed window to rear

### Rear Garden

Original stone wall, Space to extend, South facing  
garden



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## **Cardiff Road, Llandaff Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Southwards facing garden
- Stones throw away from Llandaff High Street

Tenure: Freehold EPC Rating: C

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107686 - 0002

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**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



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