



Cwrt Ty-Mynydd, Radyr Cardiff CF15 8BD

welcome to

Cwrt Ty-Mynydd, Radyr Cardiff

Situated in the heart of Radyr, this property enjoys all the area's amenities, including cafés, shops, excellent transport links, and proximity to Radyr Comprehensive and two primary schools. It also benefits from a private garage with additional parking available within the court.



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 Entrance

Access to all floors.

Entrance Hall

Double glazed window to Communal Hall, intercom system and access to all rooms.

Lounge

14' 5" Max x 11' 9" Max (4.39m Max x 3.58m Max)
Double glazed window to rear aspect, gas radiator, hard wood flooring and TV & Internet points.

Kitchen

10' 7" Max x 8' 7" Max (3.23m Max x 2.62m Max)
Wall & base units, sink & drainer, gas boiler, integrated oven, hob, extractor hood, dishwasher & fridge/freezer, tiled flooring, partially tiled walls, gas radiator and double glazed window to front aspect.

Bedroom One

15' 7" Max x 11' 5" Max (4.75m Max x 3.48m Max)
Double glazed window to rear aspect, carpet flooring and gas radiator.

Bedroom Two

12' 2" Max x 11' 10" Max (3.71m Max x 3.61m Max)
Double glazed window to side, gas radiator and carpet flooring.

Bathroom

5' 4" Max x 7' 1" Max (1.63m Max x 2.16m Max)
Shower cubicle, curved bath, heated towel rail, double glazed window to side, wash hand basin with vanity unit, fully tiled walls & flooring.



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Cwrt Ty-Mynydd, Radyr Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Two-Bedroom Apartment on Ground Floor
- Garage for Secure Parking or Storage

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1524.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Jul 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107996 - 0002

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allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk