



Chapel Wood, Llanedeyrn Cardiff CF23 9EJ

welcome to

Chapel Wood, Llanedeyrn Cardiff

A THREE BEDROOM end link home, set in the popular location of LLANEDEYRN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing's Recommended!

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.

Ground Floor

Entrance

Via a single glazed front door and steps rising up to:

Porch

Access to:

Lounge

16' 4" x 10' (4.98m x 3.05m)

Single glazed window to front aspect, electric fire and radiator.

Dining Area

11' 6" Max x 8' 6" Max (3.51m Max x 2.59m Max)

Single glazed window to rear aspect, radiator and opens to:

Kitchen Area

12' 10" Max x 8' 7" Max (3.91m Max x 2.62m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, built in pantry, tiled splashback and double glazed window to rear aspect.

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

15' 1" Max x 8' 7" Max (4.60m Max x 2.62m Max)

Double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Two

12' 4" x 10' (3.76m x 3.05m)

Double glazed window to front aspect and radiator.

Bedroom Three

8' 7" x 8' 4" (2.62m x 2.54m)

Double glazed window to rear aspect, radiator and built in storage cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, radiator, partially tiled walls, wall mounted combi boiler and double glazed window to rear aspect.

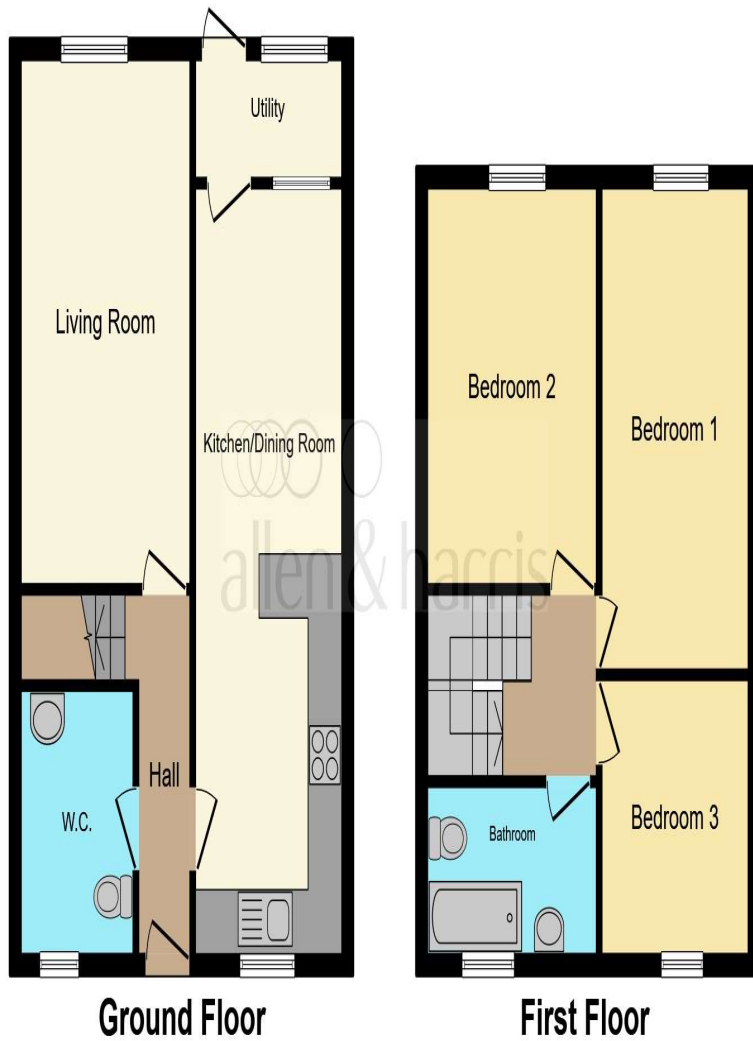
Outside

Front Forecourt

Steps leading up to front entrance and planted beds.

Rear Garden

Steps rising up to a paved area with brick built storage shed, area laid lawn and gated access.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Chapel Wood,
Llanedeyrn Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End Link Home
- Three Bedrooms

Tenure: Freehold EPC Rating: C

guide price

£130,000



view this property online allenandharris.co.uk/Property/ROA113402



Property Ref:
ROA113402 - 0003

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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