



Hampton Crescent West, Cyncoed Cardiff CF23 6RB

welcome to

Hampton Crescent West, Cyncoed Cardiff

NO CHAIN! A SEMI DETACHED TWO BEDROOM bungalow, in need of modernisation, set in the popular location of CYNCOED, 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.

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

Via a double glazed aluminium front door into:

Hallway

Loft access, radiator and access to:

Lounge

15' 8" Max x 11' 8" Max (4.78m Max x 3.56m Max)
Double glazed aluminium window to front aspect and radiator.

Kitchen

12' 2" x 8' 9" (3.71m x 2.67m)
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, tiled flooring, wall mounted combi boiler, double glazed aluminium window to side aspect, double glazed aluminium door providing access to rear garden and access to:

Conservatory

13' 10" x 9' 6" (4.22m x 2.90m)
Double glazed construction, tiled flooring and door providing access to rear garden.

Bedroom One

12' x 8' 1" (3.66m x 2.46m)
Double glazed aluminium window to rear aspect into conservatory, radiator and fitted wardrobes.

Bedroom Two

10' 2" x 8' (3.10m x 2.44m)
Double glazed aluminium window to front aspect, radiator and fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, vinyl flooring, tiled walls, radiator and double glazed aluminium window to side aspect.

Outside

Front

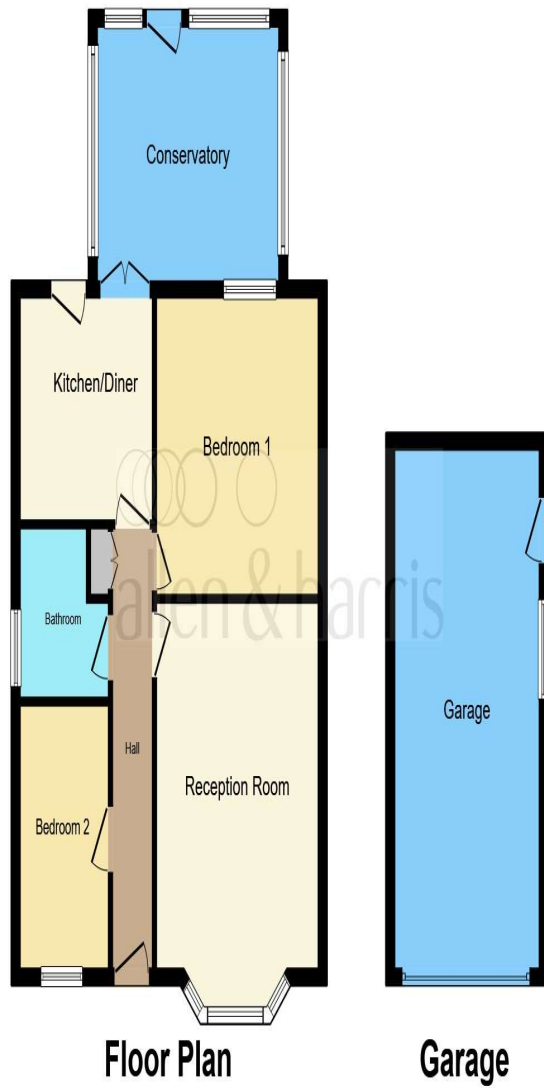
Patio area with planted borders and acer tree. Driveway to side providing off street parking.

Rear Garden

A paved two tier garden with side access.

Detached Garage

20' 5" x 11' 3" (6.22m x 3.43m)
With electric up and over door, electricity and pedestrian double glazed aluminium side door.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Cyncoed Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaiting
guide price

£250,000



view this property online allenandharris.co.uk/Property/ROA113667



Property Ref:
ROA113667 - 0002

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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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk