



**Coeden Dal, Pentwyn Cardiff CF23 7DL**

**welcome to**

## **Coeden Dal, Pentwyn Cardiff**

A THREE BEDROOM MID TERRACED home, set in the popular location of PENTWYN, 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 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**

Double glazed front door into:

#### **Hallway**

Stairs rising to first floor, cupboard housing washing machine and access to:

#### **Downstairs Wc**

Fitted with a WC.

#### **Lounge**

13' 3" x 12' 1" ( 4.04m x 3.68m )

Double glazed window to front aspect, radiator, tiled flooring, spotlights and underfloor heating.

#### **Kitchen/ Dining Area**

18' 3" Max x 11' 2" Max ( 5.56m Max x 3.40m Max )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, radiator, underfloor heating, spotlights, tiled flooring, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

### **First Floor**

#### **Landing**

Loft hatch, built in airing cupboard housing combi boiler and doors providing access to:

#### **Bedroom One**

13' 6" x 10' 9" Max ( 4.11m x 3.28m Max )

Double glazed window to front aspect, radiator, spotlights, laminate flooring and fitted wardrobe.

#### **Bedroom Two**

11' 3" Max x 10' 2" Max ( 3.43m Max x 3.10m Max )

Double glazed window to rear aspect, radiator, spotlights and radiator.

#### **Bedroom Three**

9' 11" Max x 7' 6" Max ( 3.02m Max x 2.29m Max )

Double glazed window to front aspect, radiator, laminate flooring, spotlights and built in overstairs storage cupboard.

#### **Bathroom**

Fitted with a four piece suite comprising separate bath, shower cubicle, WC, wash hand basin, heated towel rail, spotlights, extractor, tiled flooring and two double glazed windows to rear aspect.

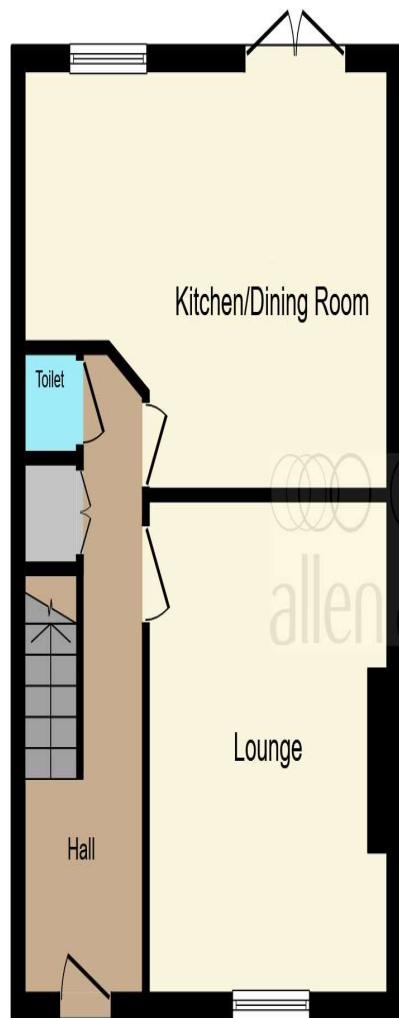
### **Outside**

#### **Front**

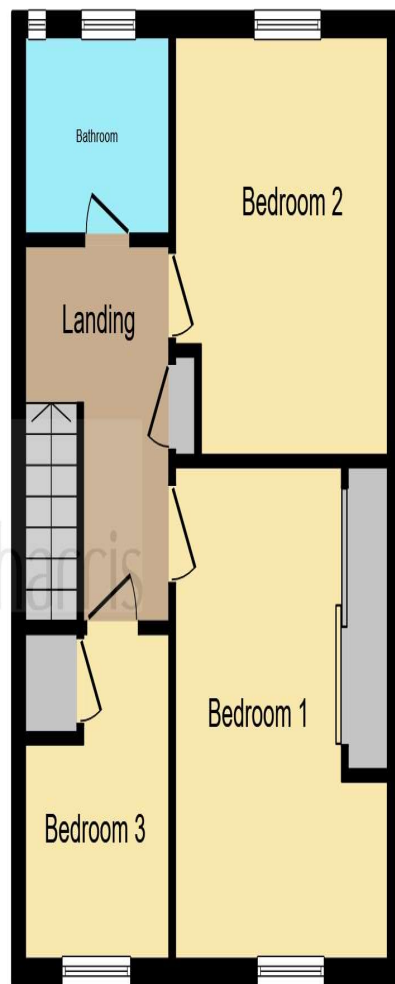
Area laid to lawn with path leading to front entrance.

#### **Rear Garden**

Tiered, patio area, pergola on lower level and gated off street parking.



**Ground Floor**



**First Floor**

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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**Coeden Dal,**  
**Pentwyn Cardiff**

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

Tenure: Freehold EPC Rating: C

guide price

**£200,000**



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Property Ref:  
ROA113764 - 0003

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allen & harris



**029 2046 4744**



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



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



[allenandharris.co.uk](https://allenandharris.co.uk)