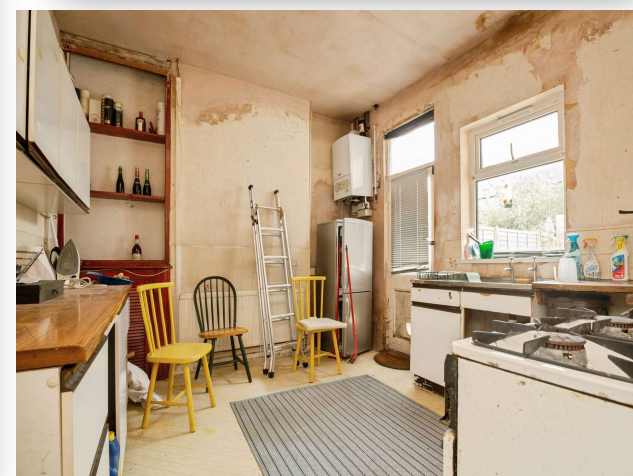




Prince Leopold Street, Adamsdown Cardiff CF24 0HT

welcome to

Prince Leopold Street, Adamsdown Cardiff

****INVESTMENT OPPORTUNITY** **NO CHAIN**** In need of modernisation is this bay fronted end of terrace home situated within walking distance of Cardiff City Centre.

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 wooden front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

15' 5" Max x 15' 1" Max (4.70m Max x 4.60m Max)

Double glazed bay window to front aspect, dado rail and radiator.

Kitchen

13' 7" x 11' 1" (4.14m x 3.38m)

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, wall mounted combi boiler, double glazed window to rear aspect and single glazed wooden door providing access to rear.

First Floor

Landing

Double glazed window to side aspect, loft hatch and doors providing access to:

Bedroom One

13' 10" x 12' 4" (4.22m x 3.76m)

Double glazed window to front aspect and radiator.

Bedroom Two

10' 9" x 7' 1" (3.28m x 2.16m)

Double glazed window to front aspect and radiator.

Bedroom Three

10' 3" Max x 6' 10" Max (3.12m Max x 2.08m Max)

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

Bathroom

Fitted with a three piece suite comprising bath, WC and low level WC.

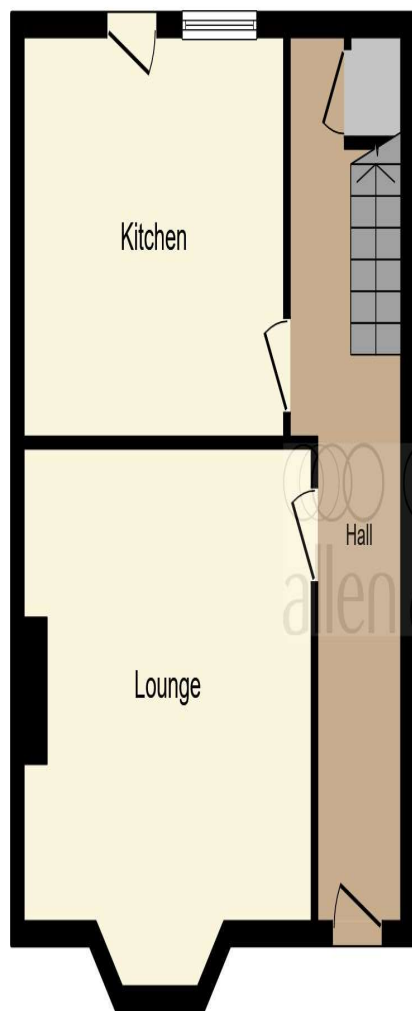
Outside

Front Forecourt

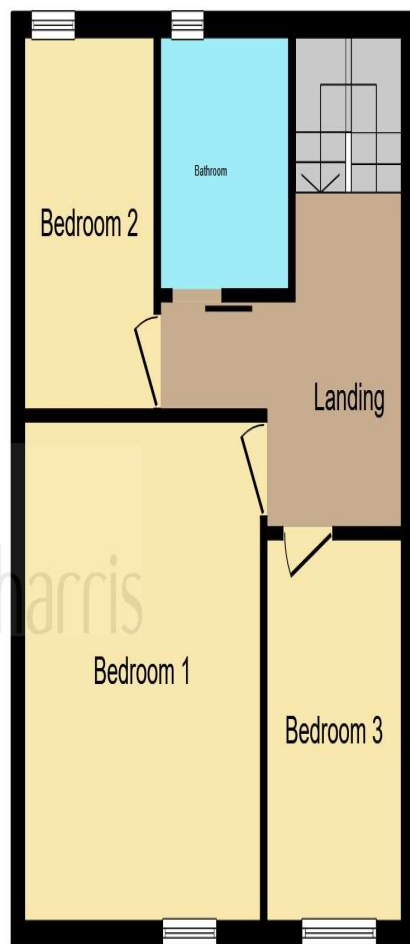
Mainly paved.

Rear Courtyard Garden

Enclosed and mainly paved.



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.



welcome to
Prince Leopold Street,
Adamsdown Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Bay Fronted End Terraced Home
- Three Bedrooms
- Lounge and Fitted Kitchen
- First Floor Bathroom
- Front Forecourt and Enclosed Rear Courtyard Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£160,000



view this property online allenandharris.co.uk/Property/ROA114345



Property Ref:
ROA114345 - 0006

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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