



Brynfedw, Llanedeyrn Cardiff CF23 9PY

welcome to

Brynfedw, Llanedeyrn Cardiff

NO ONWARD CHAIN! A MID LINK THREE BEDROOM home, in need of complete renovation, 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. 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

Via a double glazed front door into:

Hall

Stairs rising to first floor and access to:

Downstairs Wc

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

Lounge

15' 5" x 12' 3" (4.70m x 3.73m)
Double glazed patio door providing access to rear, timber picture rail, coved/textured ceiling and powerpoints.

Kitchen/ Dining Area

12' 4" x 12' 3" (3.76m x 3.73m)
Fitted with wall and base level units with work surface over, sink unit, spaces for washing machine and fridge/freezer, radiator, two storage cupboards and double glazed window to front aspect.

Inner Hall

Double glazed window to side aspect, tiled flooring, two storage cupboards and double glazed door.

First Floor

Landing

Double glazed window to side aspect, two built in storage cupboards and doors providing access to:

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)
Double glazed window to rear aspect, radiator and exposed floorboards.

Bedroom Two

12' 4" x 10' (3.76m x 3.05m)
Double glazed window to rear aspect, radiator and exposed floorboards.

Bedroom Three

10' 1" x 7' 7" (3.07m x 2.31m)
Double glazed window to rear aspect, radiator and laminate flooring.

Wet Room

Fitted with a walk in shower area, WC, wash hand basin and double glazed window to side aspect.

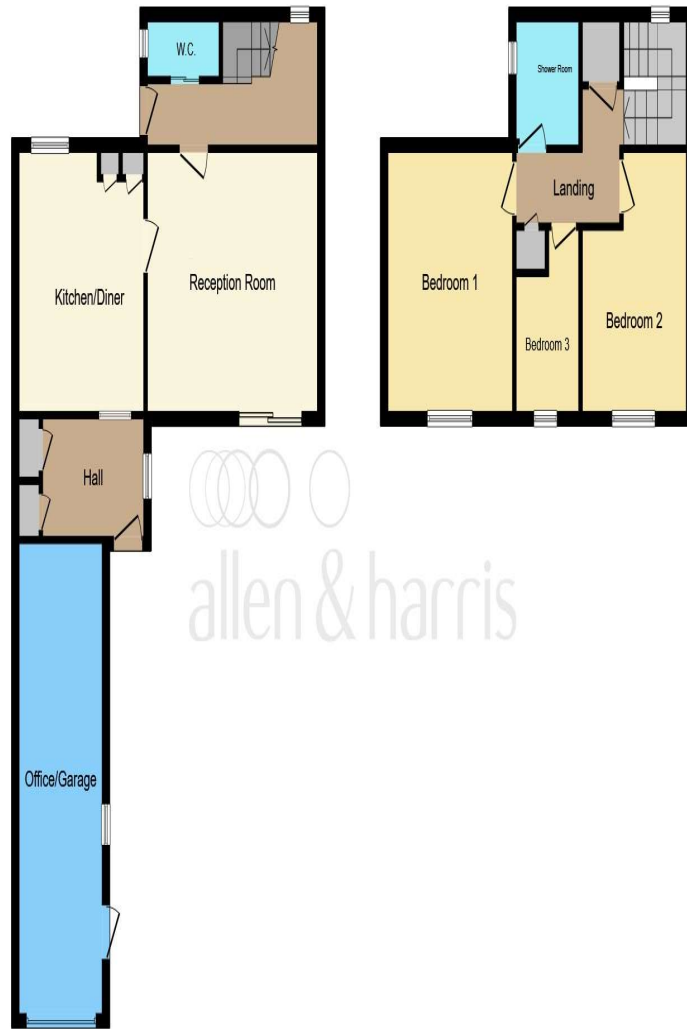
Outside

Rear Garden

Mainly paved with planted area, greenhouse to remain and gated rear access.

Attached Garage

22' 1" x 9' 10" (6.73m x 3.00m)
With manual door access, double glazed window to side aspect, side door providing access from garden and wall mounted combi boiler.



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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Llanedeyrn Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Link Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/Dining Area
- First Floor Wet Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£140,000



view this property online allenandharris.co.uk/Property/ROA114361



Property Ref:
ROA114361 - 0003

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