



**Coronation Road, CARDIFF CF14 4QY**



**welcome to**

**Coronation Road, CARDIFF**

**\*FOR SALE VIA MODERN METHOD OF AUCTION GUIDE PRICE FROM £210,000\***

Much loved traditional midterrace house in the heart of Birchgrove ready for its next chapter! An excellent choice for first time buyers, home movers or investors looking to renovate and modernise a property!



## 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 Hall

Dado rail, radiator, stairs rise to the first floor

## Reception Room One

11' 7" max x 10' 7" max ( 3.53m max x 3.23m max )  
Radiator, gas meter in cupboard, double glazed bay window to front

## Reception Room Two

11' 4" max x 11' 2" max ( 3.45m max x 3.40m max )  
Dado rail, capped gas fireplace, radiator, consumer unit in cupboard, double glazed window to rear

## Kitchen

11' 3" x 8' 4" ( 3.43m x 2.54m )  
Work surfaces, wall and base units, under stairs cupboard, sink, space for white goods, two double glazed windows to side, door to hallway leading to bathroom and garden

## Hallway

Door to bathroom and door to garden

## Bathroom

8' x 4' 6" ( 2.44m x 1.37m )  
Three piece suite including bath tub, low level w/c and wash basin. Radiator, obscure double glazed windows one to side and one to rear

## Bedroom One

9' 9" max x 14' 1" max ( 2.97m max x 4.29m max )  
Radiator, two double glazed windows to front

## Bedroom Two

11' 3" max x 8' 7" max ( 3.43m max x 2.62m max )  
Radiator, boiler in airing cupboard, double glazed window to rear

## Bedroom Three

11' max x 8' 4" max ( 3.35m max x 2.54m max )  
Radiator, double glazed window to rear

## Front Garden

Court yard style with gate

## Rear Garden

Southerly facing, patio section, paved pathway, planted borders, section laid to lawn, greenhouse, rear access via gate



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## Coronation Road, CARDIFF

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free, In Need Of Updating Throughout
- Traditional Terraced Home In Birchgrove

Tenure: Freehold EPC Rating: Awaited

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109421 - 0002

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