



Hailey Court Evansfield Road, Cardiff CF14 2EZ

welcome to

Hailey Court Evansfield Road, Cardiff

Ideal location! Near to Llandaff train station, Hailey Park as well as local amenities the area has to offer. This chain free two-bedroom ground floor flat is perfect for those looking to be in the heart of Llandaff North.



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

L shaped hall, Radiator

Lounge

17' 5" max x 11' (5.31m max x 3.35m)

Double glazed bay fronted window, tv point and two radiators

Kitchen

Fitted with wall and base units, space for cooker, fridge freezer, plumbing for washing machine, sink and drainer, space for tumble dryer, double glazed window to rear, radiator

Bedroom One

9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to front, radiator

Bedroom Two

7' 4" x 6' 4" (2.24m x 1.93m)

Double glazed window to rear, radiator

Shower Room

Double glazed obscured window to rear, wash basin and vanity, wc, radiator, fan, shower cubicle

Front Garden

Communal garden

Rear Garden

Parking, rotary line to rear



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Hailey Court Evansfield Road, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom ground floor flat
- Located in Llandaff

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 92.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC108840 - 0009

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