



Cornelly Street, Cardiff CF14 2HR

welcome to

Cornelly Street, Cardiff

A spacious two-bedroom end of terrace located in Llandaff North. Close to Whitchurch Village and all the amenities on offer. Off road parking, beautiful kitchen and two bathrooms. Excellent choice for a first-time buyer or an investor looking for a property they can put their own stamp on.



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

Wood style floor, door to living room, radiator

Lounge

20' 4" x 11' 7" (6.20m x 3.53m)

Wood style floor, fireplace with mantel piece, tv point, dado, archway with extra room for office, double glazed window to front

Downstairs Bathroom

Boiler, space and plumbing for washing machine and tumble dryer, wc, basin, radiator, shower cubicle with step

Kitchen

16' 6" extending to 7' 9" x 15' 3" (5.03m extending to 2.36m x 4.65m)

L Shaped kitchen, wall and base units, space for oven, wood effect worktops, space for fridge freezer, plumbing for dishwasher, dual sink with drainer, two double glazed windows to rear, double glazed patio doors to rear garden

Landing

Carpet, doors to all first-floor rooms, small loft hatch, double glazed window to side

Bedroom One

10' 5" x 11' 6" into recess (3.17m x 3.51m into recess)

Wood floor, radiator, double glazed window to front, built in wardrobe, tv point

Bedroom Two

10' x 9' 7" (3.05m x 2.92m)

Carpet, built in storage cupboard/wardrobe, radiator

Bathroom

Partially tiled wall, small, mirrored cupboard, obscured double glazed window to rear, fully tiled floor, wc, basin, bath with shower head

Front Garden

Brick driveway with flower borders, low level wall to side, side access to property

Rear Garden

Two-tiered, paved patio, enclosed with fencing and hedge



view this property online allenandharris.co.uk/Property/WTC109610



welcome to

Cornelly Street, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom home in Llandaff North
- Two-tiered Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109610



Property Ref:
WTC109610 - 0007

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**



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk