



Clos Ty Clyd, Cardiff CF14 2HP

welcome to

Clos Ty Clyd, Cardiff

Nestled away in a highly sought after area in Whitchurch is this detached home with garage. This chain free property benefits from being by the Taff trail and a short distance to the Llandaff Train station and Hailey Park.



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

Radiator, stairs to first floor

Lounge

13' 8" x 12' 2" max (4.17m x 3.71m max)

Double glazed window to front, tv point, feature with a mantel piece and cabinet, radiator, double doors to dining room

Dining Room

12' 2" x 10' 3" max (3.71m x 3.12m max)

Door to rear inner hall, double glazed patio door to rear garden, radiator.

Rear Inner Hall

Door to cloakroom, kitchen, utility room, radiator

Cloakroom

WC, wash basin, radiator

Kitchen

9' 7" x 6' 9" (2.92m x 2.06m)

Fitted with wall and base units, stainless sink and drainer, space for appliances, integral oven and gas hob, tiled splash back, double glazed window to side and rear, radiator

Utility Room

6' 7" x 8' 2" (2.01m x 2.49m)

Sink and drainer, plumbing for washing machine, wall mounted boiler, window, and door to conservatory

Conservatory

9' 5" x 8' 8" (2.87m x 2.64m)

Obscured double glazed window to side, double glazed patio door to rear garden

Landing

Double glazed window to side, access to loft, airing cupboard

Bedroom One

13' 8" max x 9' 4" (4.17m max x 2.84m)

Double glazed window to front, radiator, arch to ensuite

Ensuite

tiles splashback, obscured double glazed window to side, shower cubicle, wash basin

Bedroom Two

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to rear, radiator

Bedroom Three

8' 9" x 6' (2.67m x 1.83m)

Double glazed window to front, radiator

Shower Room

Double shower cubicle, wc, radiator, obscured double glazed window to rear

Front Garden

Partially paved, fencing and shrubs, trees and flower boarders, drive, leading to garage.

Rear Garden

Landscaped garden with fencing, sitting area, mature shrub, trees, hedging, climbers, two paved patios

Garage

17' 5" x 8' 9" (5.31m x 2.67m)

Over door, power and light, storage facilities

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Clos Ty Clyd, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached home in Whitchurch NO CHAIN !
- Generous living room and diner

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109580 - 0007

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