



Uplands Crescent, guide price £135,000

- AUCTION - 16thTH DECEMBER
- GARAGE IN SEPERATE BLOCK
- POPULAR SCHOOL CATCHMENT
- CLOSE TO LLANDOUGH HOSPITAL AND ACCESS LINKS TO M4 & CARDIFF
- CASH BUYERS ONLY
- COUNCIL TAX BAND - D
- EPC Rating: C



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About the property

****For sale by public auction on Tuesday 16th December****

Cash Buyers Only!

CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS - IDEAL INVESTMENT. The property is ideally located in a sought after area, popular area with families due to the convenient transport links, close to Llandough Hospital, close links to Cardiff & M4, excellent school catchment and range of amenities in Penarth.



Accommodation

Porch

Hallway

Lounge

18' 4" x 17' 1" max (5.59m x 5.21m max)

Kitchen

13' 5" max x 13' 5" max (4.09m max x 4.09m max)

Landing

Bedroom 1

17' 1" x 11' 5" (5.21m x 3.48m)

Bedroom 2

14' 9" max x 13' 2" max (4.50m max x 4.01m max)

Shower Room

Outside

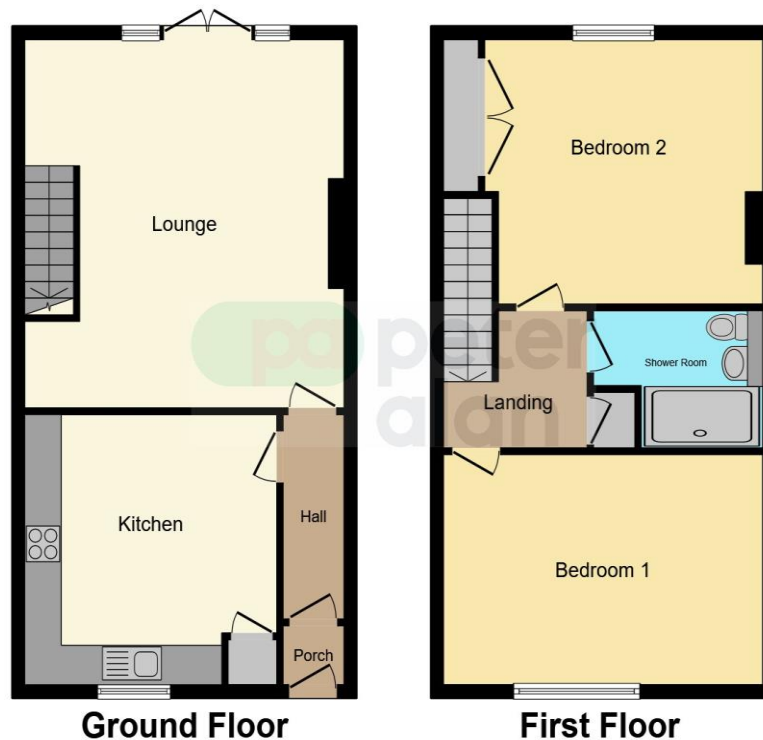
Agents Note

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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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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