

Brodie Smith & Mahoney  
78 Whitchurch Road  
Cardiff  
CF14 3LX

Our ref: RUM305001

09 August 2024

Dear Sirs

RE: 900 Newport Road, Rumney, Cardiff, South Glamorgan, Wales, CF3 4LL

We write to confirm that in accordance with our client's instructions, we have agreed the above sale.

Enclosed for your information is our sales pro-forma and we have today written to the vendor's legal representative requesting that they forward a draft contract to you in due course.

The Energy Performance Certificate relating to this property is available at

EPC URL: <https://find-energy-certificate.digital.communities.gov.uk/>  
2704-2681

RRN: 0390-2906-6340-

We shall continue to give this matter our best attention.

Yours faithfully

**Julie Jeffries**  
**Sales Manager**

Enclosed: Sales memorandum

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### Confirmation of Sale Subject to Contract

Address of Property: 900 Newport Road, Rumney, Cardiff, South Glamorgan, Wales, CF3 4LL		
Price £477,500	Tenure You are advised to ask your legal adviser to confirm the tenure of the property.	
Vendor	Mr R.C. Corria & Mrs A Corria- 900 Newport Road Rumney Cardiff South Glamorgan Wales CF3 4LL	
Vendor's Conveyancer	Spicketts Battrick 3-4 Gelliwastad Road Pontypridd Mid Glamorgan CF37 2AU Attn: Peter Alan Home Conveyancing	01443 407221 connellsteam@sbwales.com
Purchaser	Mr P. Hurley & Mrs P Hurley 11 Ullswater Avenue Cardiff South Glamorgan Wales CF23 5PT	
Purchaser's Conveyancer	Brodie Smith & Mahoney 78 Whitchurch Road Cardiff CF14 3LX Attn: Christian Mahoney	029 2022 1848 mahoney@brodiesmithandmahoney.co.uk
Buyer's Financial Arrangements: Mortgage not required		
Buyer's Position: Property sold subject to contract & chain complete		Desired possession Date ASAP
Local authority		
Remarks  The Contract Pack is available to the Buyer's Conveyancer in the tmconnect online portal and the Buyer's Conveyancer will shortly receive an email (to the email address set out above) with further details as to how to access and download the Contract Pack.		
Offer Special Conditions:  None		