



Pentre Gardens, guide price £220,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN PROPERTY
- Garage to Rear with Lane Access
- Utility Room with Downstairs WC
- Original Features Throughout
- Ability to Make Your Own
- EPC Rating: Awaited



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About the property

Located in the very sought after area of Grangetown within Cardiff sits this four-bedroom mid-terrace 1900's home that is being sold with NO ONGOING CHAIN! The property is walking distance from the City's capitals and has all it offers on its doorstep such as local amenities, transport links via Cardiff Central Train Station and local attractions that include St. David's Shopping Centre and Principality Stadium. Internally the property comprises entrance porch, hallway, open plan lounge, utility room, downstairs wc, dining room, kitchen and lean to. To the first floor are four bedrooms and the main bathroom. To the rear of the property is a small courtyard low maintenance garden with access to garage. Garage has back access through private gated lane. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

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 Porch

Hallway

Open Plan Lounge

12' 1" max x 25' 7" max (3.68m max x 7.80m max)

Utility Room

6' 9" x 4' 9" (2.06m x 1.45m)

Downstairs Wc

Dining Room

10' 4" x 16' 2" max (3.15m x 4.93m max)

Kitchen

11' 6" max x 10' 2" (3.51m max x 3.10m)

Lean To

10' 2" x 4' 1" (3.10m x 1.24m)

Landing

Master Bedroom

16' 2" max x 10' 1" max into bay (4.93m max x 3.07m max into bay)

Bedroom Two

10' 2" max x 12' (3.10m max x 3.66m)

Bedroom Three

10' 4" x 11' 6" max (3.15m x 3.51m max)

Bedroom Four

7' 3" x 9' 6" (2.21m x 2.90m)

Bathroom

Rear Garden

Garage

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

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