



**222 Caerphilly Road, Cardiff, CF14 4NR**

**Auction Guide £225,000**

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### Property Details

Embark on a journey through time and opportunity with the unveiling of 222 Caerphilly Road, a treasured heirloom within the vibrant heart of Heath, Cardiff. This cherished property, held dear by a single family since its inception, now opens its doors to new custodians.

### A Narrative of Heritage

Beyond its walls, this residence holds a narrative steeped in local craftsmanship. The original owner, a skilled artisan of his era, meticulously installed the first windows along this historic road, leaving a legacy of dedication and quality. The property's unique wide lane, once a path for the craftsman's wooden cart, now serves as a quaint reminder of its storied past.

### Project Potential

Presented to the market with a starting bid of £225,000, this double bay fronted, end-terraced haven is a blank canvas awaiting the strokes of renovation. A visionary's delight, it is poised to be transformed into a contemporary abode or a respectful nod to its period charm. With its solid bones and original features, the property is an ideal project for the avid DIY enthusiast, an astute investor, or a family seeking to grow roots in a home that evolves with them.

### Layout and Features

The ground floor welcomes with an entrance hall that leads to a lounge and dining room, each room echoing the tales of family gatherings and warmth. The kitchen stands ready to be reimaged, alongside an inner hallway, a storage cupboard, and a cloakroom, all promising functional space. The upper story houses a shower room, two double bedrooms, and a single bedroom, each a sanctuary of potential comfort and style.

### Garden and Exteriors

Step outside to discover an enclosed rear garden, offering a private slice of the outdoors, a space for children to frolic or for summer evenings under the stars. The property boasts on-street parking, double glazing, and gas central heating, ensuring the foundations of modern convenience are firmly in place.

### Location, Location, Location

222 Caerphilly Road's position is nothing short of exceptional. A stroll away from a myriad of amenities, bus links, and the esteemed University Hospital of Wales, convenience is your neighbour. Heath

Park and Llwynfedw Gardens whisper the promise of tranquil escapes, while the proximity to major thoroughfares like the A48 and M4 places the entirety of Cardiff and beyond at your doorstep.

### A Promise of Possibilities

Offered with no chain, the property ensures a smooth transition, inviting you to make your mark without delay. Whether you aim to craft a modern masterpiece or restore a period jewel, 222 Caerphilly Road stands as a testament to possibilities.

In purchasing this home, you are not just acquiring property; you are becoming a part of Cardiff's living history, creating a future as rich and enduring as its past. This is not just a house; it's a legacy waiting for you to pen its next chapter. Will you rise to the occasion and add your own history to the venerable walls of 222 Caerphilly Road? The auction beckons – your future awaits.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third-party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### **Lounge**

10'10" x 11'10" (3.32m x 3.63m)



### **Dining Room**

12'0" x 11'5" (3.66m x 3.48m)

### **Kitchen**

5'10" x 11'1" (1.80m x 3.40m )

### **Bedroom One**

10'2" x 10'10" (3.12m x 3.32m)

### **Bedroom Two**

10'8" x 12'0" (3.26m x 3.66m)

### **Bedroom Three**

7'3" x 7'8" (2.22m x 2.36m)

### **Shower Room**

5'11" x 6'6" (1.82m x 1.99m)

### **Tenure**

We have been advised that the property is FREEHOLD and is being sold with NO CHAIN.

### **Council Tax**

Band D.



