



# Selling with us

## Property Details Approval Form

32 Harrison Way, Cardiff,  
South Glamorgan, Wales, CF11  
7PE

**Date:** 14 May 2026

**Property Ref and Version:** CAN305077 - 0006

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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guide price £100,000

Tenure: Leasehold

## Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Allocated Parking Space
- Ground Floor Apartment
- Perfect for First Time Buyers
- Close to Local Amenities
- Sought After Estate
- EPC Rating: D

## Short Description

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Located within Cardiff Bay and just a stone through from Cardiff Bay Retail Park that houses all local amenities such as shops, pubs, transport links and local attractions, is this PERFECT First Time Buy benefitting from allocated parking!

## Long Description

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Located within Cardiff Bay and just a stone throw from Cardiff Bay Retail Park is this ground floor two bedroom flat that would be PERFECT for First Time Buyers! The property is within close proximity to all local amenities such as shops, pubs, transport links and local attractions such as International Sports Village and Vindico Arena. Internally the property comprises communal entrance hall with access to flat, hallway, lounge, kitchen, two bedrooms and bathroom. To the front of the property there is a car park with an allocated parking space for the flat and multiple visitor bays. There is also a communal garden surrounding the building. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Directions

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## Agent Note

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## Room Description

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### 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.

### Communal Entrance

#### Hallway

#### Lounge

15' 9" max x 13' 2" max ( 4.80m max x 4.01m max )

#### Kitchen

9' 7" x 7' 3" ( 2.92m x 2.21m )

#### Master Bedroom

9' 8" x 11' 7" ( 2.95m x 3.53m )

#### Bedroom Two

9' 7" x 7' 3" ( 2.92m x 2.21m )

#### Bathroom

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## Property Images



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## Floor Plan



Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## Approval

Signature

Date

	Signature	Date
<b>Sofie Ekstrom-Gabb</b>		
<b>Mrs L. Stiling</b>		