



Fairwood Road, Cardiff CF5 3QH

welcome to

Fairwood Road, Cardiff

Bright and airy second-floor flat, with a spacious living area, well-kept communal spaces and two double bedrooms. Perfect for first-time buyers or downsizers.



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 Hall

Access to bathroom, kitchen and reception room, tiled, fuse board

Reception Room

15' 5" Max x 13' 2" Max (4.70m Max x 4.01m Max)
Laminate flooring, double glazed window to rear, radiator, electric points.

Kitchen

8' 6" Max x 7' 5" Max (2.59m Max x 2.26m Max)
Tiled floor, wall and base units, tiled splash back, double glazed window to front, white goods, integrated oven and hob, extractor fan, electric points, sink with drying area, boiler, radiator, serving hatch to reception room.

Shower Room

7' 5" Max x 5' 5" Max (2.26m Max x 1.65m Max)
Tiled flooring, W.C. heated towel rail, double glazed privacy window to front, hand wash basin, shower.

Bedroom One

12' 11" Max x 10' 6" Max (3.94m Max x 3.20m Max)
Laminate flooring, double glazed window to front, electric points, radiator.

Bedroom Two

11' 3" Max x 10' 6" Max (3.43m Max x 3.20m Max)
Laminate flooring, double glazed window to rear, electric points, radiator.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two spacious double bedrooms
- Bright second-floor position

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 95.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108079 - 0014

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 **allen & harris**



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