



## Flat 1 St. Pauls Avenue, £38,000

- Traditional Auction - 3rd February
- Cash Buyers Only
- West End Location
- Council Tx Band - A
- Ground Floor
- EPC Rating: Awaited





## About the property

Auction - 3rd February - Cash Buyers - Close to local amenities; west end facilities, high street boutique shops, cafes and restaurants, train station and bus routes, Romilly Park, Porthkerry Park, popular school catchment, easy access to link roads leading to M4 corridor.

## Accommodation

### **Entrance Porch**

### **Entrance Hall**

### **Living Room**

12' 7" Max x 12' 3" Max ( 3.84m Max x 3.73m Max )

### **Kitchen/ Diner**

13' 10" Max x 10' 2" Max ( 4.22m Max x 3.10m Max )

### **Bedroom One**

15' 3" Max x 11' Max ( 4.65m Max x 3.35m Max )

### **Shower Room**

### **Rear Garden**



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## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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