



Sir Walter Mews, Cardiff CF11 9EQ

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welcome to

Sir Walter Mews, Cardiff

A contemporary mews-style pied-à-terre in the heart of Pontcanna, ideal for city commuters, young professionals, or those looking to downsize. This stylish townhouse has been thoughtfully designed and well-appointed throughout, offering comfortable living.



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.

Open Plan Lounge / Kitchen

23' 4" Max x 14' 4" Max (7.11m Max x 4.37m Max)

The entrance features a modern composite front door and double glazed patio doors, leading into a bright open-plan space with inset lighting and stairs to the first floor. The fully fitted kitchen includes sleek wall and base units, Quartz worktops, a breakfast bar, and integrated appliances such as an oven, hob with circular hood, washing machine, dishwasher, and fridge/freezer. A glass splashback adds a stylish touch, and there's access to a cloakroom and the rear courtyard.

Cloakroom

Ground floor cloakroom with WC, wash basin, and rear-facing obscured double glazed window for privacy and natural light.

Landing

Landing area with access to loft, rear-facing double glazed window, airing cupboard, and a stylish banister rail with feature glass panel.

Bedroom One

12' 2" Max x 8' 1" Max (3.71m Max x 2.46m Max)
Front-facing double glazed window and radiator, offering warmth and natural light.

Bedroom Two

10' 1" Max x 8' Max (3.07m Max x 2.44m Max)
Side-facing double glazed window, radiator, and two built-in wardrobes offering ample storage.

Shower Room

Modern shower room featuring a double shower cubicle, WC, wash basin, and a front-facing obscured double glazed window. Stylishly finished with mostly tiled walls, built-in alcoves, and a radiator for added comfort.

Front Courtyard

Private paved parking space with path leading to the front entrance, low-maintenance astro turf, and a partially enclosed garden with bespoke fencing. Additional features include a detached shed and exterior lighting.

Rear Courtyard

A charming brick-paved courtyard, fully enclosed by fencing and walls for added privacy, complemented by a low-maintenance pebbled area.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb open-plan living and kitchen area featuring elegant Quartz worktops.
- Private paved parking area

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£260,000



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