



**Windsor Road, Penarth, CF64 1JN**

## Welcome to

### Windsor Road, Penarth

A deceptively spacious four storey home conveniently situated a short walk from the local railway station as well as to Penarth centre. The property requires re-furbishment throughout but offers four double beds, three receptions, a bathroom and a cloakroom/WC a southerly facing garden and NO CHAIN

#### 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.

#### Ground Floor

##### Entrance Hall

Entered by a timber door into an entrance hall with double glazed window rear, doors to the two principal reception rooms, stairs with spindles and balustrade to the lower ground floor and first floors.

##### Lounge

13' 11" into bay x 12' 4" max ( 4.24m into bay x 3.76m max )  
Double glazed bay window to front, gas fire, coved ceiling and radiator.

##### Sitting Room

11' 8" x 10' 10" max ( 3.56m x 3.30m max )  
Double glazed window to rear and radiator.

##### Lower Ground Floor Lower Hallway

Split level stairs give access to a UTILITY ROOM whilst the main lower ground floor hallway has a part double glazed door leading to the rear garden and doors to the kitchen/dining room and bathroom, loft hatch, two radiators.

##### Utility Room

9' x 4' 5" ( 2.74m x 1.35m )  
Space for washing machine and dryer

##### Kitchen/Dining room

11' 8" x 10' 7" ( 3.56m x 3.23m )  
Double glazed window to rear, wall mounted 'Worcester' combi boiler, floor and wall mounted kitchen units with work-surfaces over, single bowl and drainer sink unit with mixer tap over, tiled splash-backs, radiator, space for dishwasher, fridge-freezer and gas cooker, opening to dining area.

##### Dining Area

11' 8" x 9' 10" ( 3.56m x 3.00m )  
Built-in kitchen units and radiator.

##### Bathroom

8' 5" x 8' 1" ( 2.57m x 2.46m )  
An extension to the original property which could provide alternative use but at present consists of a double glazed window to rear, WC, pedestal wash hand basin, disabled spa-style bath with hoist, tiled splash backs and radiator.

##### First Floor Landing

Double glazed window to rear, access to the cloakroom/WC and two double bedrooms, stairs to second floor

##### Bedroom 1

17' 2" max x 11' 1" ( 5.23m max x 3.38m )  
Two double glazed windows to front and radiator.

##### Bedroom 2

11' 8" x 11' max ( 3.56m x 3.35m max )  
Double glazed window to rear and radiator

##### Cloakroom/Wc

Saniflow WC and wall mounted wash hand basin with mixer tap over,

##### Second Floor Landing

Double glazed window to rear and doors to two further bedrooms.

##### Bedroom 3

15' 3" x 9' 1" ( 4.65m x 2.77m )  
Double glazed roof lights to rear and radiator.

##### Bedroom 4

10' 10" max x 6' 10" ( 3.30m max x 2.08m )  
Remote controlled double glazed roof lights to rear and radiator.

##### Outside Front Garden

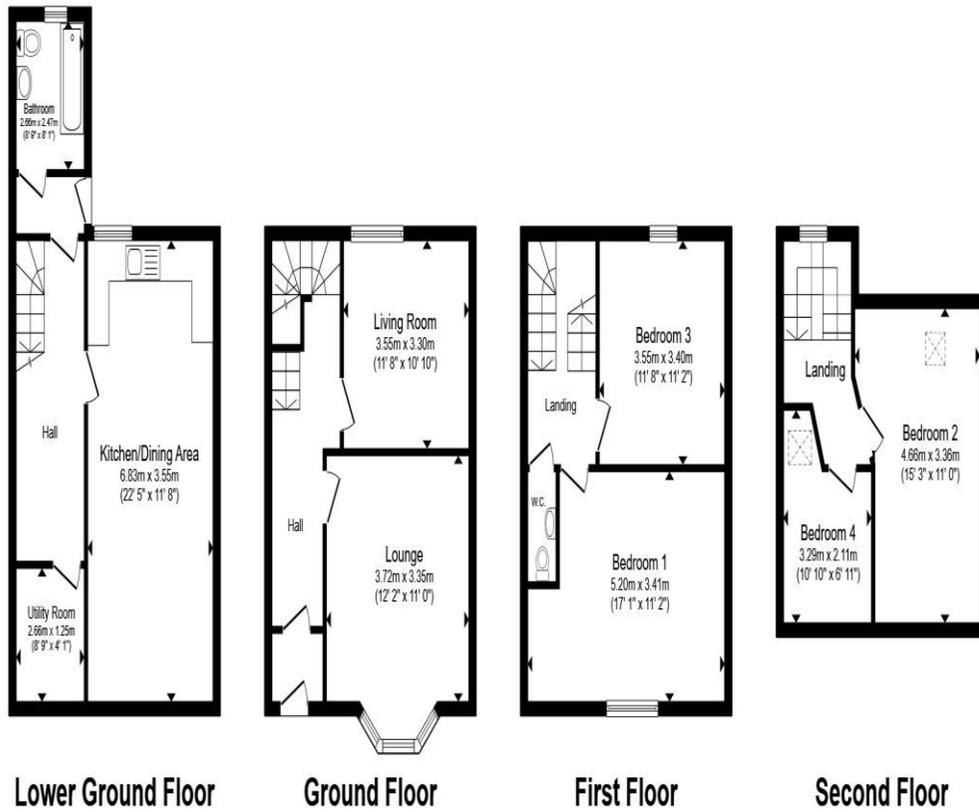
Forecourt with low level brick boundary wall and pathway to main entrance.

##### Rear Garden

South westerly facing rear garden laid to lawn, patio slab and concrete, outside tap, timber gate to a rear lane where there is access to the garage.

##### Garage

Up and over door, power and light, double glazed window to rear.



Total floor area 149.4 m<sup>2</sup> (1,608 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)



## Welcome to

## Windsor Road, Penarth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A substantial home set over four floors being offered with NO CHAIN
- Four double bedrooms, two reception rooms, kitchen/dining room, utility room, bathroom and cloakroom/WC

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£230,000**

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the second exit onto Windsor Road. Proceed through the town and at the mini roundabout take the first exit to continue along Windsor Road. Pass under the railway bridge and continue for approximately 100m and the property can be found on the left hand side marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106638](http://allenandharris.co.uk/Property/PNR106638)



Property Ref:  
PNR106638 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](http://allenandharris.co.uk)