



Castle Court Caer Graig, Radyr Cardiff CF15 8RD

welcome to

Castle Court Caer Graig, Radyr Cardiff

Rare mixed-use freehold opportunity in Radyr comprising a ground floor retail unit (49 sq m/527 sq ft), a self-contained two-bedroom flat (51 sq m/549 sq ft), and the freehold of the entire building with parking. Ideal for investors and owner-occupiers alike.



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.

Porch

A practical entrance porch with fitted carpet and radiator, leading through to the reception room.

Reception Room

14' 10" Max x 10' 5" Max (4.52m Max x 3.17m Max)
A reception room featuring a single glazed window to the rear, fitted carpet, and radiator. The room offers a living space with access through to the kitchen.

Kitchen

8' 7" Max x 7' 4" Max (2.62m Max x 2.24m Max)
A fitted kitchen comprising a range of wall and base units with part-tiled walls and practical vinyl flooring. The room benefits from a single glazed rear window, radiator, integrated oven, hob and extractor hood, along with ample power points and housing for the boiler.

Landing

A carpeted landing providing access to the loft and adjoining rooms. The space includes a radiator, power point, and a useful built-in storage cupboard.

Bedroom One

12' Max x 9' 11" Max (3.66m Max x 3.02m Max)
A good-sized bedroom featuring a double glazed window to the front, fitted carpet, radiator, and power points.

Bedroom Two

9' 9" Max x 8' 1" Max (2.97m Max x 2.46m Max)
A bedroom with a double glazed window to the front, fitted carpet, radiator, and power points.

Shower Room

7' 4" Max x 6' 4" Max (2.24m Max x 1.93m Max)
A functional shower room fitted with a WC, hand wash basin, and shower enclosure. The room features tiled flooring, part-tiled walls, radiator, and extractor fan.

Shop

16' 2" Max x 10' 4" Max (4.93m Max x 3.15m Max)
A retail space with large display windows to the front. The shop features fitted carpet and a range of power points.

Office

9' 10" Max x 8' 9" Max (3.00m Max x 2.67m Max)
A useful office space positioned to the rear of the shop, featuring a single glazed internal window, fitted carpet, and power points.

Hall

A hallway with a combination of carpeted and tiled flooring, providing access to the office, store room, and breakfast room.

Store

7' 10" Max x 7' 9" Max (2.39m Max x 2.36m Max)
A practical store room with tiled flooring, offering useful additional storage space.

Breakfast Room

12' 10" Max x 6' 10" Max (3.91m Max x 2.08m Max)
A useful breakfast room with tiled flooring and a sink with drainer. The room also houses the hot water boiler and fuse board, benefits from access to a WC, and features a door leading directly to the rear car park.

Toilet

A practical WC fitted with a hand wash basin and tiled flooring. The room also benefits from a rear privacy window.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mixed-use freehold property
- Ground floor commercial unit (approx. 49 sq m / 527 sq ft)

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 99.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108304 - 0003

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