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Manor Rise, Cardiff  
guide price £425,000

 **peter  
alan**

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## About the property

A spacious and versatile bungalow, occupying a superb position fronting quiet and tree lined Manor Rise, and benefiting a large corner plot.

This impressive bungalow is positioned within walking distance to Ararat Baptist Church with its historic kissing seat, and within walking distance is the village of Whitchurch with its Comprehensive amenities including a wide range of local Shops and stores serving every day needs, excellent primary And secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a super Market, Peacock's and chemist's to mention just a few!

Within a short driving distance is an exit onto Manor Way, allowing fast travel to the Cardiff City Centre, the A 470 and the M4. Also close by is tree lined Whitchurch Common, local churches, and a wide range of local character pubs and restaurants, all on the door step.

## Accommodation

### 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.

## Front Porch

## Hallway

## Lounge

14' 1" max x 12' 4" max ( 4.29m max x 3.76m max )

## Dining Room

11' 6" max x 9' 2" max ( 3.51m max x 2.79m max )

## Kitchen

8' 4" max x 8' max ( 2.54m max x 2.44m max )

## Bathroom

17' 2" max x 8' 2" max ( 5.23m max x 2.49m max )

## Bedroom One

12' 2" max x 11' 4" max ( 3.71m max x 3.45m max )

## Bedroom Two

11' 4" max x 10' 9" max ( 3.45m max x 3.28m max )

## Bedroom Three

11' 4" x 6' 7" ( 3.45m x 2.01m )

## Garage

11' 4" max x 8' 8" max ( 3.45m max x 2.64m max )

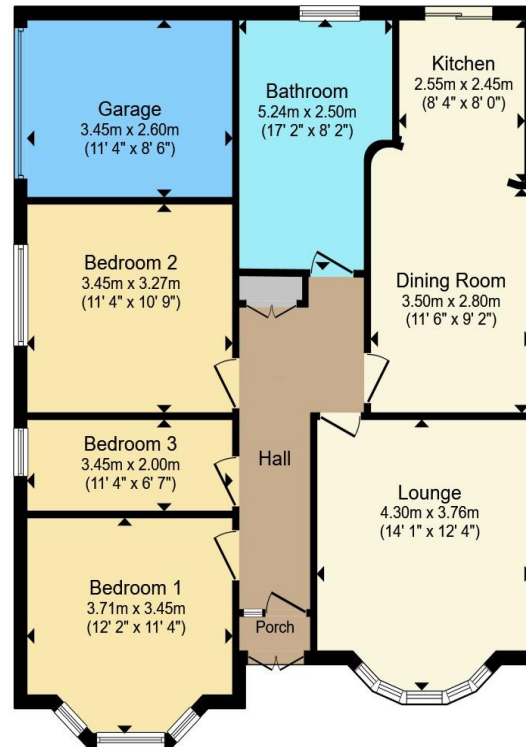






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Total floor area 87.5 m<sup>2</sup> (942 sq.ft.) approx

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)



## 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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