



Penhill Road, Cardiff CF11 9PQ

welcome to

Penhill Road, Cardiff

A fantastic opportunity to acquire a three double bedroom home overlooking Pontcanna Fields. Set back from the road with front and rear gardens, two reception rooms and permit parking, offering excellent potential in the heart of sought-after Pontcanna.



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 And Hall

The entrance begins with a tiled porch, leading through to the hallway with wood flooring. The space benefits from a radiator and access to a useful storage cupboard.

Reception Room One

11' 2" Max x 10' 7" (3.40m Max x 3.23m)
A reception room with a wood-effect laminate floor, fireplace and double glazed bay window to the front. The room also benefits from a radiator and power points..

Reception Room Two

14' 6" Max x 10' 3" Max (4.42m Max x 3.12m Max)
A second reception room with wood flooring and a double glazed window to the rear. The room benefits from a radiator, power points, and provides access to the staircase and kitchen.

Kitchen/Diner

12' 11" Max x 8' 7" Max (3.94m Max x 2.62m Max)
A kitchen/diner fitted with a range of wall and base units, complemented by partly tiled walls and a tiled floor. Features include an oven and hob, sink with drainer, radiator, and power points. Double glazed windows to the side provide natural light to the space.

Utility

5' 1" Max x 3' 8" Max (1.55m Max x 1.12m Max)
A utility area with a tiled floor and double glazed window to the side. The room benefits from power points and provides access to the rear garden.

Downstairs Wc

Fitted with a WC and a privacy double glazed window to the rear.

Landing

A carpeted landing providing access to all upstairs rooms. The space also benefits from a radiator, power points and access to the loft.

Bedroom One

15' 2" Max x 10' 7" Max (4.62m Max x 3.23m Max)
A bedroom with laminate flooring and two double glazed windows to the front. The room benefits from built-in storage, an additional cupboard, radiator and power points.

Bedroom Two

A bedroom with laminate flooring and a double glazed window to the rear. The room benefits from a radiator, power points and a built-in storage cupboard housing the boiler.

Bathroom

A bathroom fitted with a bath and overhead shower, WC and wash hand basin. The room features laminate flooring, partly tiled walls, a radiator, extractor fan and a privacy double glazed window to the side.

Bedroom Three

11' 8" Max x 8' 7" Max (3.56m Max x 2.62m Max)
A bedroom with laminate flooring and a double glazed window to the rear. The room benefits from a radiator and power points.

Agents Notes

Full rewiring has been done with new consumer board.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online allenandharris.co.uk/Property/CRP108256



welcome to

Penhill Road, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Overlooking Pontcanna Fields
- Excellent Potential to Improve & Add Value

Tenure: Freehold EPC Rating: D

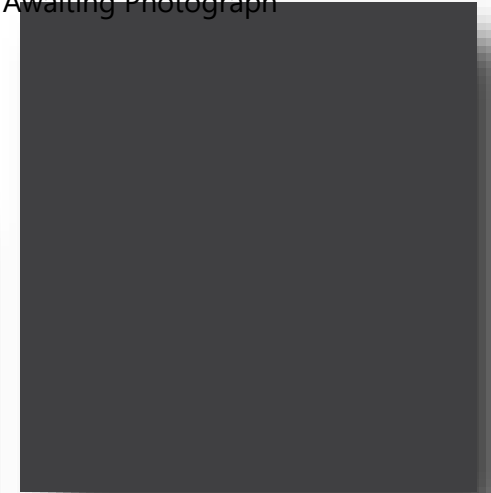
Council Tax Band: F

guide price

£350,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108256



Property Ref:
CRP108256 - 0005

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 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk