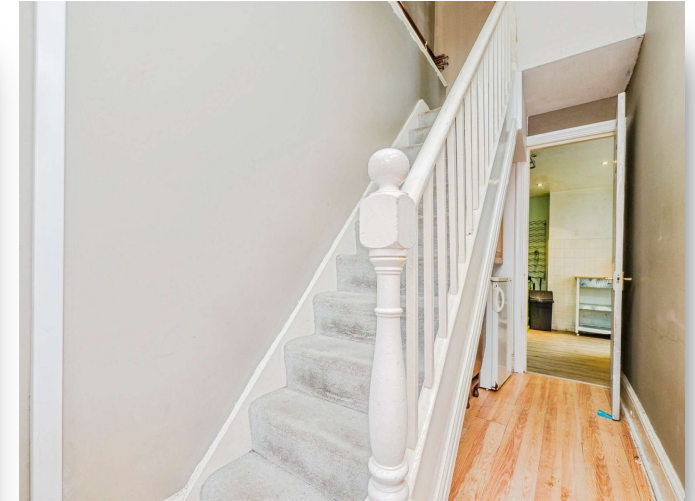




Pearl Street, Splott Cardiff CF24 1HB

welcome to

Pearl Street, Splott Cardiff

No Chain is offered with this end-terraced home in popular Splott, close to local amenities and Cardiff City Centre.

Includes hall, lounge, dining room, kitchen, utility, three bedrooms, and bathroom, plus gas central heating and an enclosed rear garden. Viewing recommended.

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

Via a double glazed front door into:

Hall

Laminate flooring, radiator and access to:

Lounge

12' 8" Max x 10' 9" Max (3.86m Max x 3.28m Max)
Double glazed window to front aspect, radiator, laminate flooring and open fireplace.

Dining Room

11' 8" Max x 11' 2" Max (3.56m Max x 3.40m Max)
Double glazed window to rear aspect, radiator and floorboards.

Kitchen

12' 1" Max x 9' 2" Max (3.68m Max x 2.79m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, radiator, vinyl flooring, spotlights, double glazed window to side aspect, double glazed door to side and access to:

Utility Room

12' x 4' 4" (3.66m x 1.32m)
Double glazed window to side aspect, radiator, tiled flooring, space for washing machine and sloped ceiling.

First Floor

Landing

Loft hatch, wall mounted combi boiler and doors providing access to:

Bedroom One

11' 2" Max x 10' 6" Max (3.40m Max x 3.20m Max)
Double glazed window to front aspect and radiator.

Bedroom Two

11' 9" x 10' 11" (3.58m x 3.33m)
Double glazed window to rear aspect and radiator.

Bedroom Three

10' 1" Max x 5' 11" Max (3.07m Max x 1.80m Max)
Double glazed window to front aspect and radiator.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin, WC, heated towel rail, partially tiled walls, spotlights, tiled flooring and two double glazed windows to side aspect.

Outside

Rear Garden

Enclosed, mainly paved and storage with built in socket.

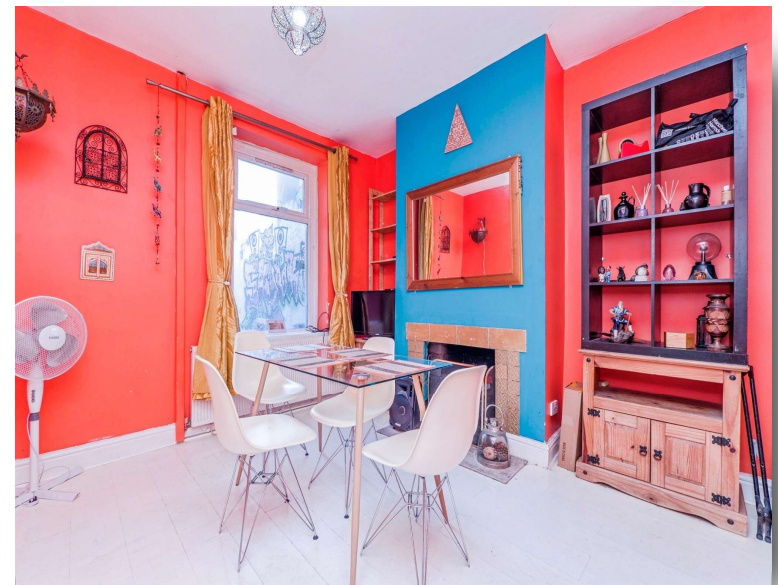


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Pearl Street,
Splott Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End Terraced Home
- Three Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£180,000



view this property online allenandharris.co.uk/Property/ROA114730



Property Ref:
ROA114730 - 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.

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