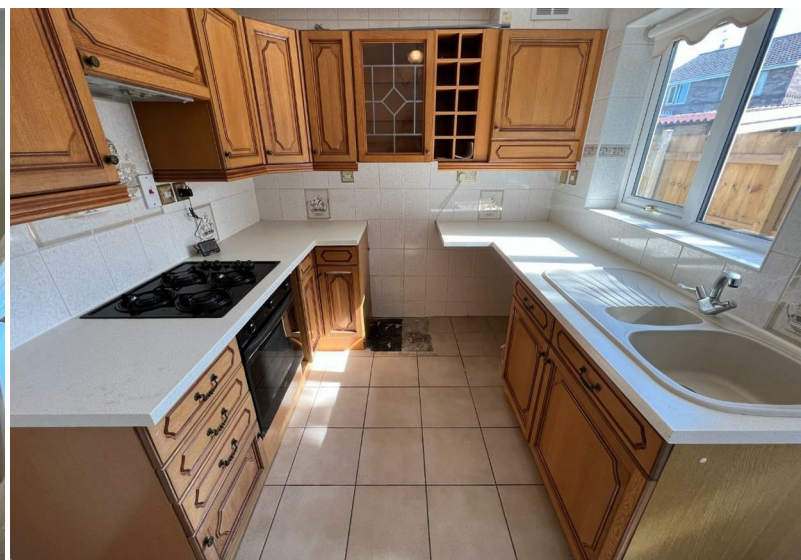




Maes-Y-Crochan, Cardiff, CF3 0EW

Auction Guide £200,000



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Description

NEW PRICEThis rare opportunity presents a 2-bedroom semi-detached bungalow located in the sought-after area of St. Mellons. Tucked away from the main road, this property is accessed via a shared driveway, giving the property complete privacy. Situated within walking distance of local amenities, schools, and shops, this property offers convenience and easy access to essential services. The bustling hub of Cardiff City center is also within reach, just a short drive away, while the A48/M4 access corridor ensures seamless connectivity.

The bungalow comprises an entrance hallway leading to a well-sized living room with a electric fireplace and a double glazed window to the front, creating a comfortable and inviting living space. The fitted kitchen boasts an array of wall and base units with complementary work surfaces, an integrated gas hob and electric oven, and a double glazed door providing access to the rear garden. The property also features a separate WC for added convenience.

Both bedrooms are thoughtfully designed. The main bedroom offers ample space and includes a fitted wardrobe over the bed. The bathroom is equipped with a three-piece suite, including a bath, a low-level WC, and a wash hand basin. Double glazed windows throughout the property ensure ample natural light and a pleasant atmosphere.

Externally, the front garden is paved with mature planting area, while the enclosed rear garden offers a paved area and gated access from the front. The property is further complemented by a detached garage providing essential parking and storage solutions.

With the added advantage of no onward chain, this semi-detached bungalow presents an opportunity for comfortable living in a convenient and popular location. Gas central heating and double glazing contribute to the property's comfort and energy efficiency. Given its rarity and appealing features, an internal viewing is highly recommended for those seeking a delightful home in St. Mellons.

Entrance Hall

Living Room

10'3" x 19'10" max (3.13m x 6.07m max)

Kitchen

7'10" x 9'10" (2.41m x 3.00m)

Cloakroom

3'2" x 6'5" (0.99m x 1.96m)

Hallway

Bedroom One

9'1" x 11'4" (2.77m x 3.47m)

Bedroom Two

9'0" x 9'1" (2.76m x 2.79m)

Bathroom

6'3" x 7'6" (1.91m x 2.30m)

Front Garden

Rear & Side Garden

Detached Garage

Tenure

We have been advised by the Vendor that the property is FREEHOLD with NO CHAIN.

Council Tax

Band D.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the

Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

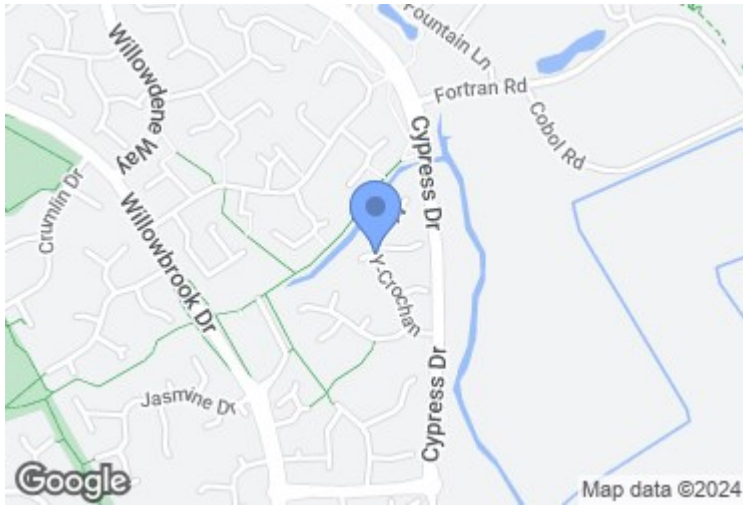
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Maes Y Crochan

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mistake. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their functionality or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.