



Lansdowne Road, Cardiff

guide price £260,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Nearby schools
- EPC Rating: C



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About the property

Presenting a wonderful opportunity for first-time buyers and families alike, this terraced property is now available for sale. The property is in a neutrally decorated condition, providing a clean canvas for the new owners to add their unique touch. The property features an ample living space with two reception rooms, ideal for both entertaining and unwinding, and a kitchen bathed in natural light, which makes for an inviting cooking space. The dwelling boasts three comfortable bedrooms, offering enough space for a growing family or for setting up a home office. Further enhancing its appeal, the property includes a well-maintained bathroom, completing the comfortable and functional living environment.

One of the key assets of this property is its location. Positioned in an urban area, the property is in close proximity to local amenities, making day-to-day living convenient. For families, the nearby schools are a significant advantage, while the local parks offer a welcome escape into nature. Additionally, the property is situated in a sought-after location, making it a valuable investment.

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.

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.