



Cottrell Road, Roath, Cardiff, CF24 3EZ

£139,950



- Close To Local Amenities
- End Terrace
- Two Bathrooms
- Downstairs WC
- No Onward Chain
- Walking Distance to City Centre
- Two Bedrooms
- EPC Rating D

Description...

****For sale via Modern Auction**** Located near Albany Road high street, this charming two-bedroom house offers Convenient living with two spacious bedrooms, each with an en-suite bathroom. Additional downstairs WC, excellent transport links, and chain-free sale make it a stress-free and convenient home. Enjoy easy access to local amenities, shops, and restaurants. Perfect for commuters, with nearby train station and bus routes.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

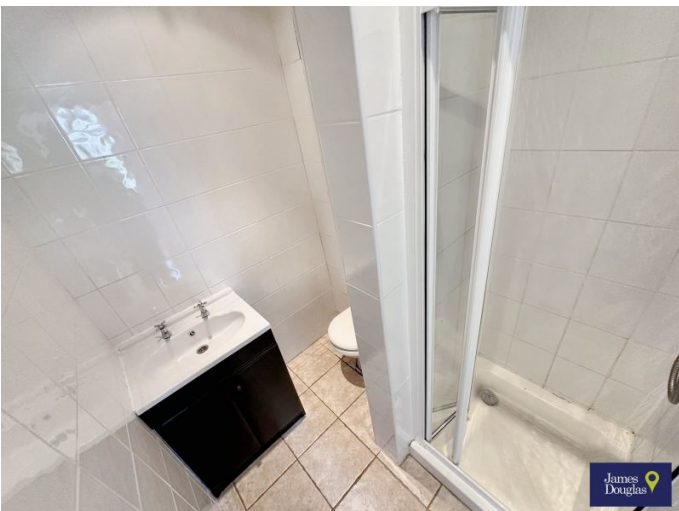
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

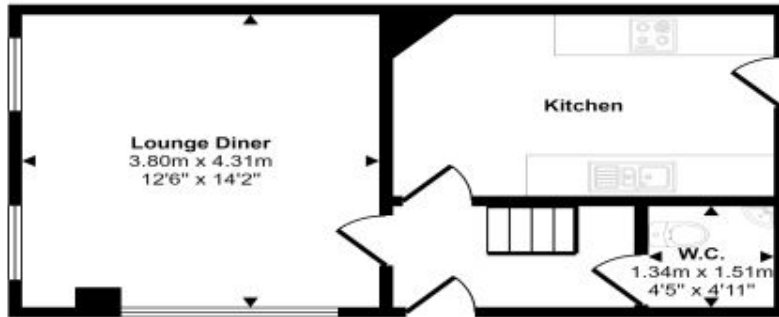
Accommodation...



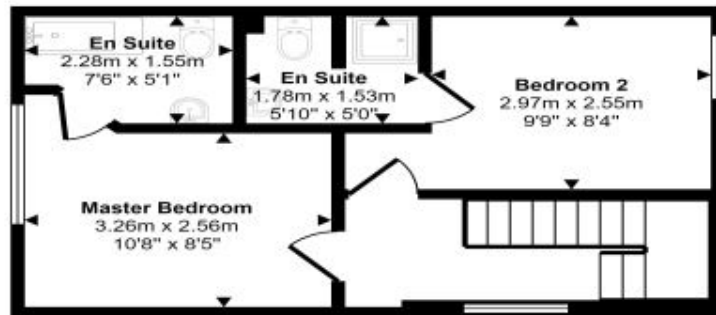


Floorplan

Approx Gross Internal Area
66 sq m / 707 sq ft



Ground Floor
Approx 35 sq m / 371 sq ft



First Floor
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
81-91 B			85
69-80 C			
55-68 D		67	
39-54 E			
21-38 F			
1-20 G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	