

3 bed semi-detached house to buy in CF5

Frank Road, Cardiff, ., CF5 4DL

£180,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Two reception rooms
- Great family home
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This three-bedroom semi-detached house in Cardiff offers accommodation in good condition, with modernised living areas and clear potential to update the bedrooms. The property is sold via modern auction.

The ground floor provides two reception rooms, giving flexibility for separate living and dining spaces, together with a fitted kitchen with breakfast bar. The layout suits everyday family use, while the first floor offers three bedrooms served by a family bathroom with shower cubicle. The bedrooms would benefit from some modernisation, allowing a buyer to refurbish to their own specification.

Outside, the house benefits from a paved front garden and a driveway providing off-road parking. To the rear there is an enclosed garden offering a secure outdoor area landscaped for sitting out or play. The property has uPVC double glazing and gas central heating. The EPC rating is D and the council tax band is C.

The house is well placed for local schools, amenities and shops in this established residential area of Cardiff, with regular bus services nearby providing access into Cardiff City Centre and neighbouring districts. Cardiff Central station offers rail connections to Swansea, Bristol and London Paddington, with typical journey times to Bristol around 50–60 minutes and to London from approximately two hours. The city also provides a range of parks, shopping centres, cafés and leisure facilities, all accessible via local transport links. This property will appeal to buyers seeking a three-bedroom semi-detached house with parking and garden, close to everyday facilities, and with scope to improve.

Auction Details

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 procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 7,200 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 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.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

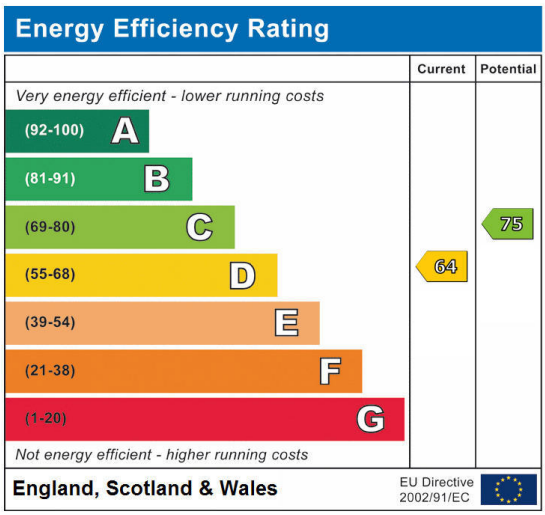
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Frank Road, Cardiff, ., CF5 4DL

Contact your local branch today for more information on this property:

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