



Conway Road, Cardiff CF11 9NU

welcome to

Conway Road, Cardiff

Set in the heart of Pontcanna—one of Cardiff's most coveted and characterful neighbourhoods—this charming two-bedroom first-floor flat provides stylish, comfortable living just a short stroll from the area's vibrant cafés, independent boutiques, and beautiful green spaces.

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.

Hall

Access to all rooms, intercom, radiator.

Diner / Reception Room

14' 11" Max x 10' Max (4.55m Max x 3.05m Max)
Carpeted, electric points, double glazed windows, radiator

Kitchen

9' 9" Max x 6' 10" Max (2.97m Max x 2.08m Max)
Wall and base units, oven, hob and extractor, partly tiled walls, sink with dryer area, double glazed window, electric points.

Bedroom One

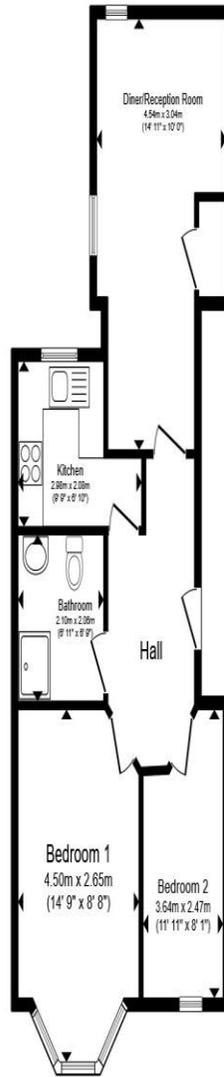
14' 9" Max x 8' 8" Max (4.50m Max x 2.64m Max)
Double glazed bay windows,

Bathroom

6' 11" Max x 6' 9" Max (2.11m Max x 2.06m Max)
W.C. hand wash basin, shower, tiled flooring, partly tiled walls

Bedroom Two

11' 11" Max x 8' 1" Max (3.63m Max x 2.46m Max)
Carpeted, radiator, electric points, tall double glazed window.



Total floor area 50.5 m² (544 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 well-proportioned bedrooms
- First-floor position - elevated privacy and pleasant outlook

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£195,000



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Property Ref:
CRP107914 - 0009

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