



SITUATION

Located close to the junction with Merthyr Road, within close proximity to Cardiff University Heath Park Campus and a host of local traders all serving the surrounding residential area.

The property is located within 3 miles of Cardiff city centre and the Millennium Stadium, benefitting from good road links via the M4.

PROPERTY

Comprising a **Semi-Detached 4 Bed House** planned on ground and first floors. The property includes gas central heating, part uPVC double glazing, off-street parking for 2 cars and a Rear Garden.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	14'5" x 16'2"
Reception Room 2	11'1" x 17'9"
Kitchen	12'0" x 8'11"
Utility Room	14'0" x 5'2"
Conservatory	13'9" x 15'9"
WC	

First Floor

Bedroom 1	16'10" x 12'9"
Bedroom 2	11'2" x 12'11"
Bedroom 3	10'1" x 12'2"
Bedroom 4	12'8" x 8'9"
Bathroom/WC	

GIA Approx. 1,735 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **2 Individuals** for a term of 99 years from 2nd February 1922 at a ground rent of **£8.46 per annum** exclusive.

Valuable Reversion in approx. 1¾ years.

Note 1: A 3 bed terraced house at No. 160 Caerphilly Road sold in September 2018 for £220,000 and a 3 bed semi-detached house at No. 14 Caerphilly Road sold in February 2018 for £232,500 (source: Zoopla.co.uk).

Note 2: 6 Week Completion

4 Bed House

with Valuable Reversion in 1¾ years

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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