



## FEATURES

- Online auction date 29 & 30 July 2025
- Three bedroom end-terrace house
- Freehold
- Occupancy status to be confirmed
- Opportunity to add value
- Guide Price £120,000+
- Rear garden area with gated side access
- Driveway providing off road parking
- Good transport links
- UPVC double glazed windows

**Guide price: £120,000+**

### Three Bedroom End-Terrace House

24 Illtyd Road  
Cardiff  
CF5 4DY

### OVERVIEW

For sale by online auction, a three bedroom end-terrace house with accommodation arranged over the ground floor and first floor.

Externally, the property benefits from a driveway providing off road parking to the front and an enclosed garden with gated side access to the rear.

The property has uPVC double glazed windows and mains gas central heating. We expect value can be added to the property following a programme of refurbishment and modernisation.

24 Illtyd Road enjoys a convenient and well-connected location in the Ely area of west Cardiff. This residential street sits just off Cowbridge Road West (A48), one of the city's key arterial routes, providing excellent access to both Cardiff city centre (under 3 miles away) and the M4 motorway (Junction 33).

The A48 also links directly to Newport, Swansea, and Bristol, giving it excellent transport links to the wider country.

## Lot No. 12

Auction date 29 & 30 July 2025

### Floor Area

Total: 91 m2 / 980 ft2  
(taken from EPC)

### Council Tax

Rated within council tax band B.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2688-0004-6296-7970-4940>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Guide Price

£120,000+

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property.  
property@johnpye.co.uk or 0115 9706060.

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