



Beech Cottage

Starting Bid £225,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain
- Scenic Views
- Modern Kitchen, Wet Room and Bathroom
- Gated Driveway for Four Cars
- Tiered Rear Garden
- Close to Schools, Shops and Transport Links
- EPC Rating: D



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Pinkmove

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About the property

Nestled in the picturesque setting of Woodlands, Talywain, this charming three-bedroom semi-detached cottage offers a perfect blend of character and modern living.

Entering through the bi-fold doors in a welcoming porch, you'll find a contemporary wet room to the left and a spacious, modern kitchen to the right. The kitchen is thoughtfully designed with a utility room and flows seamlessly into the open-plan lounge and dining area. Here, exposed wooden beams and a striking brick fireplace create a warm and inviting atmosphere, while double doors open onto a rear patio—ideal for relaxing or entertaining.

A stylish family bathroom featuring a freestanding bath completes the ground floor.

Upstairs, three versatile bedrooms provide ample space for family living or home office needs. Outside, the property boasts a tiered garden with exciting potential for future development, and a gated driveway offers generous parking for up to four vehicles. This home is offered with no onward chain, making it an excellent opportunity for buyers seeking a smooth move.

The location is truly special, with scenic views of the historic Talywain Viaduct and the gentle sound of the river flowing beneath, creating a tranquil and peaceful backdrop. Woodlands is surrounded by beautiful countryside walks and is within easy reach of local amenities, schools, and transport links, making it ideal for those who value both convenience and natural beauty.





Accommodation

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.

Lounge/Diner

13' 9" x 22' 6" (4.19m x 6.86m)
Max Measurements

Kitchen

15' 8" x 12' 3" (4.78m x 3.73m)

Utility

4' 4" x 5' 2" (1.32m x 1.57m)

Bathroom

9' 9" x 6' (2.97m x 1.83m)

Wet Room

6' 3" x 5' 10" (1.91m x 1.78m)

Bedroom 1

13' 3" x 11' 9" (4.04m x 3.58m)

Bedroom 2

15' 2" x 8' 9" (4.62m x 2.67m)

Bedroom 3

10' 2" x 8' 7" (3.10m x 2.62m)

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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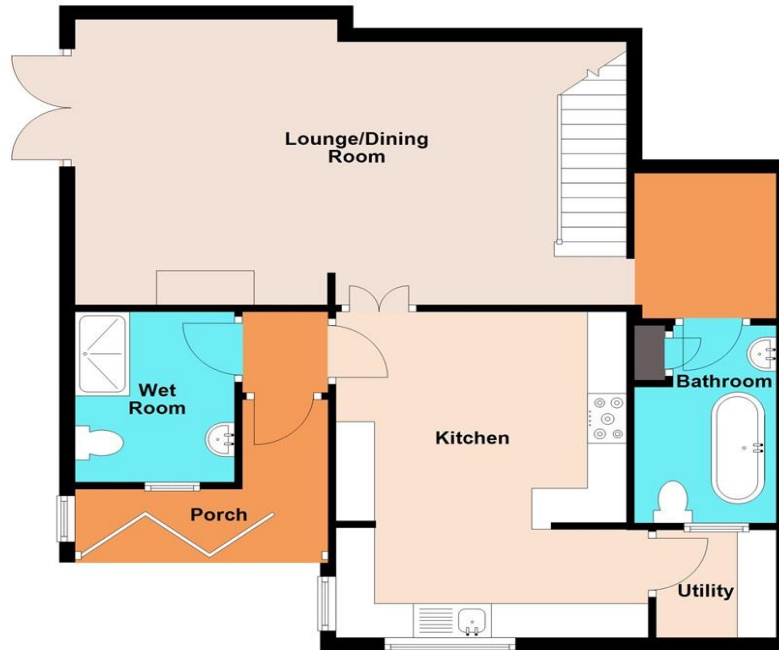
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Floorplan

Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 112.1 sq. metres (1206.8 sq. feet)

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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