

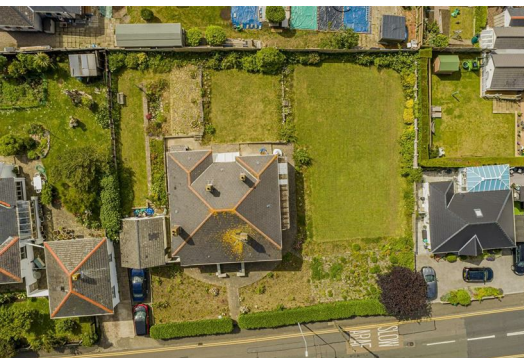


62 The Parade

, Barry, CF62 6SG

Auction Guide £660,000+

SALE BY PUBLIC AUCTION: The auction will take place online on 5 July 2022 at 4:00 pm with registration through our website



Description

Spacious detached bungalow in an extensive plot of approximately 1/3 acre plot in this popular seaside location of the Knap in Barry. The bungalow itself extends to circa 1500 sqft and is situated on the East side of the plot with views over the marine lake to the Bristol channel beyond. The gardens may be suitable for further development subject to any necessary consents with the West side of the plot having a large frontage to The Parade. Please see our drone images to appreciate.

The bungalow itself is dated but in reasonable condition throughout, though would benefit from modernisation and improvement throughout. However the property does benefit from uPVC windows and doors and a modern Valliant combi boiler (not tested).

The Parade is one of the most desirable roads in Barry and the slightly elevated situation of No 62 is certainly an advantage in terms of the South West views across The Knap and beyond, while still being within easy reach of Barry beach to the East.

Please see our full 3D VR tour of the property and our short drone video of the plot and surrounding areas.

Accommodation

GF- Entrance porch, three receptions, three bedrooms, kitchen, bathroom, two further covered porches, loft access.

OS - Driveway, detached garage, extensive gardens to rear and side.

Tenure

Freehold – please refer to legal pack for verification of tenure

Viewing

VR tour online and viewing by appointment with Seel and Co (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

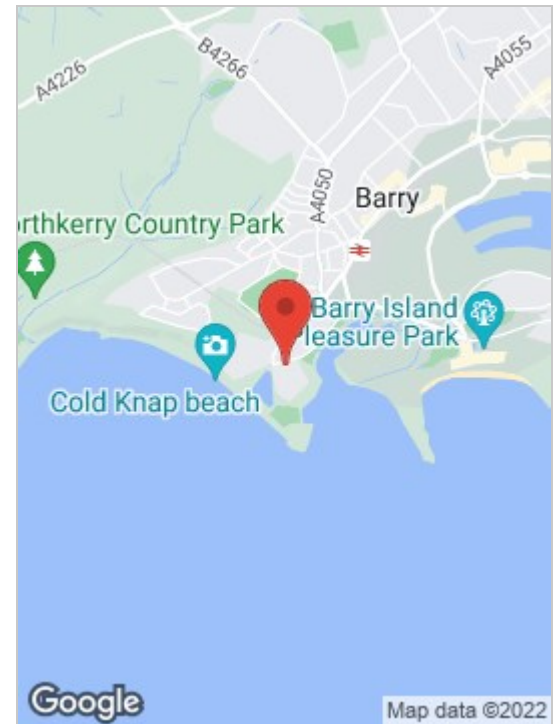
Further Information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

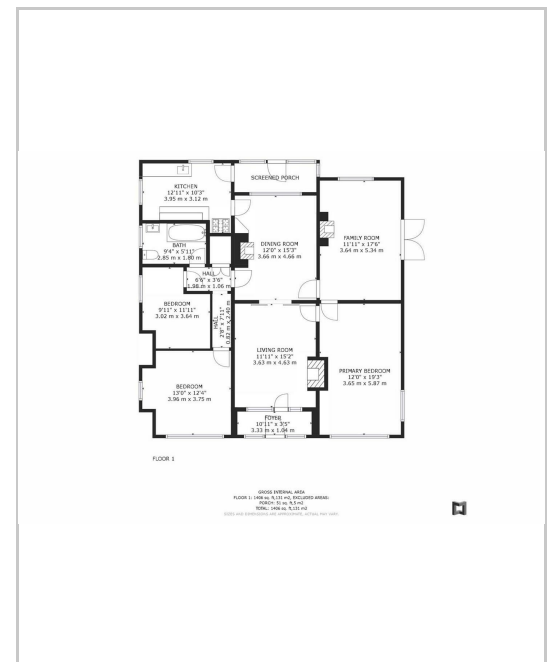
Auction Details

FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

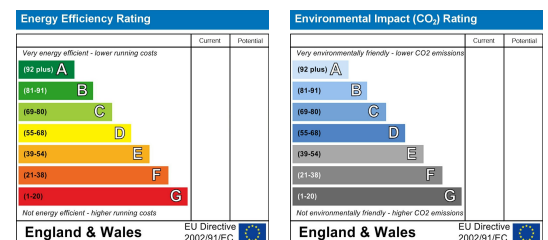
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.