

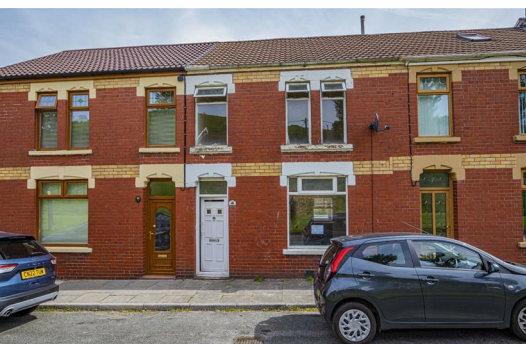
SOLD

8 Port Terrace

, Maesteg, CF34 9EW

Auction Guide £90,000+

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



Description

A mid-terrace, three bedroom property in a very popular street in Maesteg, facing an attractive lawned area over to prestigious Salisbury road. The building itself appears to be in reasonable condition with brick and spar rendered elevations under a pitched tile roof. The house also benefits from part uPVC windows and a modern combination boiler (not tested). The house has had some recent redecoration but would benefit from some modernisation and improvement throughout, including floor coverings.

The house briefly comprises an entrance hall with original tiled floor, a large thru double reception room, a kitchen, rear lean-to store and bathroom. Upstairs are three good-sized bedrooms and outside is an enclosed rear garden with lane access, laid to patio.

Port terrace is situated just to the West of Maesteg town centre and its various amenities including local and national chain shops and restaurants as well as the train station linking to the National rail network via direct trains to Cardiff (approx 45 mins)

Please see the full 3D VR tour for a walkthrough of the property.

Accommodation

GF - Hall, Thru living/dining room, kitchen, bathroom

FF - Landing, three bedrooms

OS - Rear enclosed garden, laid to patio.

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

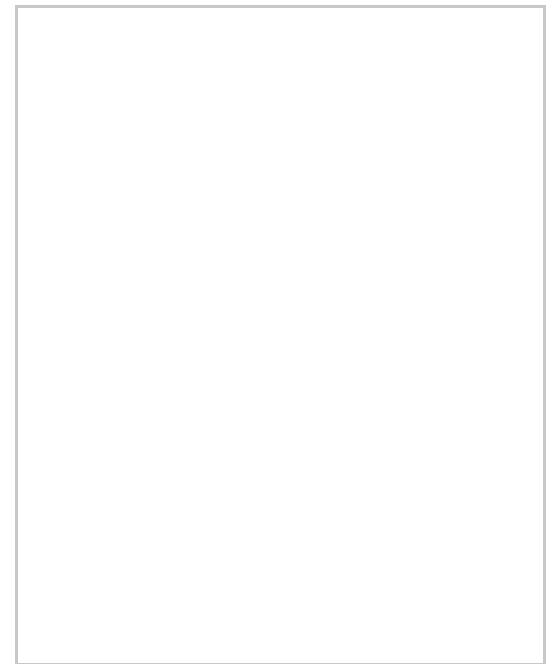
Auction Details

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

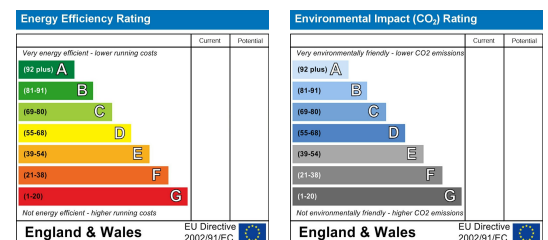
Area Map



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.