

Approximate total area⁽¹⁾
1176.2 ft²
109.27 m²

Reduced headroom
39.68 ft²
3.69 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

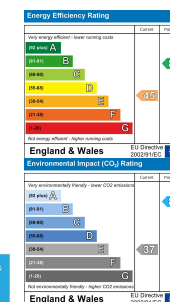
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



270 & 272 Heol Y Gors, Cwmgors, Neath Port Talbot, SA18 1RW

- A Pair of Two-bedroom, Traditional Semi-Detached Houses
- An Excellent Opportunity For A Project
- Requires Upgrading Throughout
- Number 272, Council Tax Band B. EPC RATING C.
- Plot Measuring approx 0.34 of An Acre.
- Off-road Parking & Garage With Pit.
- Number 270, Council Tax Band C. EPC RATING C.
- Auction Terms Apply



Auction Guide £185,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: 270 Tax Band : C. 272 Tax Band : B.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0424/draft

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile





FOR SALE BY AUCTION

*****CHECK OUT THE VIRTUAL TOURS!*****

This is a fantastic opportunity to purchase this pair of two double-bedroom, semi-detached properties on a total plot size of approximately 0.34 of an acre. It's an exciting opportunity for someone wanting to get their teeth into a project, and the result will be well and truly worth it! We require updating throughout both properties, with nice outdoor space to complement them.

EPC RATING:

270 Heol Y Gors: C

272 Heol Y Gors: C

Accommodation of number 270: porch, hallway, lounge, dining room, kitchen, pantry, side porch, utility room, bathroom, and two double bedrooms. This property has a spacious garden with a level lawn, driveway, greenhouse, and garage.

Accommodation of number 272: Hallway, dining room, lounge, kitchen, bathroom, and two double bedrooms. Externally, it is a spacious garden with a level lawn, greenhouse, and driveway leading to a detached garage (with pit).

AUCTION TERMS:

- A buyer's £3,600 inc VAT premium is payable upon completion. An admin charge of £600 inc VAT is payable upon the exchange of contracts

-- Number 270 - The Buyer shall pay to the Seller the sum of £368.75 on or before completion in respect of the costs of searches

- Number 272 - The Buyer shall pay to the Seller the sum of £368.75 on or before completion in respect of the costs of searches



..AGENTS VIEWING NOTES

*****KEY INFORMATION*****The mains electric, water, gas, and sewerage are connected. According to Ofcom's Broadband and mobile checker, the following information is available: Broadband—up to Superfast (80 Mbps); Mobile phone networks are available apart from 3 mobile; and no data is available for the EE network. The property is currently unregistered with the Land Registry. The access drive to the front of 270 Heol Y Gors will not be part of the sale of the property. this land will however have the benefit of a right of way to cross over for access to 270 Heol Y Gors

270 HEOL Y GORS

PORCH

HALLWAY

LOUNGE

15'2" (max)x 13'1" (max) (4.64 (max)x 4.01 (max))

DINING ROOM

10'4" (max) x 10'1" (max) (3.16 (max) x 3.09 (max))

KITCHEN

9'11" (max) x 7'8" (max) (3.04 (max) x 2.36 (max))

PANTRY

11'4" x 2'11" (3.47 x 0.90)

SIDE PORCH

UTILITY ROOM

7'8" x 5'10" (2.36 x 1.80)

LANDING

BATHROOM

10'6" (max) x 7'11" (max) (3.21 (max) x 2.42 (max))

BEDROOM 1

16'2" (max) x 15'2" (max) (4.94 (max) x 4.64 (max))

BEDROOM 2

15'1" (max) x 10'6" (max) (4.61 (max) x 3.21 (max))

272 HEOL Y GORS

HALLWAY

LOUNGE

DINING ROOM

11'3" (max) x 9'11" (3.43 (max) x 3.03)

KITCHEN

16'4" (max) x 6'11" (max) (4.99 (max) x 2.12 (max))

BATHROOM

6'4" (max) x 6'3" (max) (1.94 (max) x 1.92 (max))

LANDING

BEDROOM 1

18'6" (max) x 10'2" (max) (5.66 (max) x 3.12 (max))

BEDROOM 2

12'11" (max) x 12'8" (max) (3.96 (max) x 3.88 (max))

AIRING CUPBOARD

DETACHED GARAGE

18'6" x 13'4" (5.65 x 4.07)

