

14 Rose Terrace, Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9RH

PETER MORGAN

£100,000 Guide Price

#### Main Features

- For Sale by Modern Auction T & Cs apply
- Subject to Reserve Price Buyers fees Gas CH Garden apply
- Buyers fees apply
- The Modern Method of Auction

- Three Bedroom Mid Terraced House
- Kitchen Ground Floor Bathroom
- · Council Tax Band: B
- ECP Rating: D
- Freehold

#### **General Information**

Peter Morgan are pleased to bring to the market this three bedroom mid-terraced house in the village of Llanharan - close to local shops and train station, M4 Junctions 34 & 35 five are within easy commute, walking distance of Dolau Junior School -Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties? personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-

Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are

#### **Auctioneer Comments**

This property is for sale by Modern Method of Auction

### **Viewings**

optional.

Strictly By Appointment Only

#### Utilities

Mains electricity, mains water, mains gas, mains drainage -services not tested

Current council tax banding

Current heating type Gas

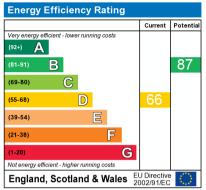
Tenure (To be confirmed) Freehold



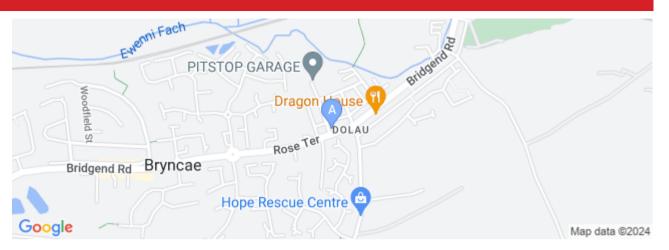




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortagge or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

# Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road. West Glamorgan SA11 1NB

# Lettings

lettings@petermorgan.net

33-35 Windor Road, West Glamorgan SA11 1NB

# Neath Port Talbot Neath Port Talbot

**Financial Services** 

financial@petermorgan.net

33-35 Windor Road. West Glamorgan SA11 1NB

## Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place. Mid Glamorgan CF31 1JD

## Maesteg

bridgendcounty@petermorgan.net

135 Commercial St. Mid Glamorgan CF34 9DW

## Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF











Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



Talbot Green Branch Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF talbotgreen@petermorgan.net

VAT No: 821850148

**AUCTIONS** 

www.petermorgan.net 03300 563 555





























