



14 Rose Terrace, Llanharan, RCT. CF72 9RH

£100,000 Guide Price

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

Main Features

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

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

General Information

Peter Morgan are pleased to bring to the market this three bedroom midterraced 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 optional.

Auctioneer Comments

This property is for sale by Modern Method of Auction

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

Current heating type Gas

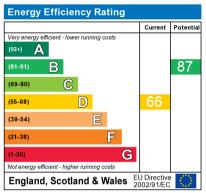
Tenure (To be confirmed) Freehold



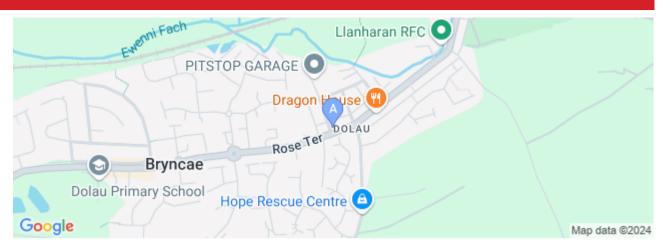




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 £1,500,000 up to and inc

Neath

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

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