



RE/MAX
Estate Agents



1 , Ferndale, CF43 3DN
Auction Guide £34,000

This property is for sale by Modern Method of Auction - Committed Buyer Route

We are pleased to present Brynteg Cottages, a 1-bedroom property for sale through modern-day auction. This property offers a unique opportunity for buyers looking to renovate and personalise their home. Upon entering the property, you will find an open-plan kitchen/living room/diner, creating a versatile space for cooking, dining, and relaxing. The layout encourages a comfortable flow, which is ideal for modern living.

Upstairs, the property features a spacious bedroom that provides ample room for rest. Adjacent to the bedroom is a shower room, offering essential amenities for daily living.

The property's exterior includes a patioed back garden, perfect for outdoor activities and enjoying the fresh air.

This property requires work; it presents an excellent opportunity for those looking to invest in a project and create a home tailored to their tastes and specifications.

Auction Information

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This property is for sale under traditional auction terms with a modern bidding platform. This auction method requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer must sign a reservation agreement and make payment of a non-refundable Reservation Fee of 2.2% of the final agreed sale price, including VAT. This is subject to a minimum payment of £4,200 inc VAT and is paid in addition to the agreed purchase price.

The Reservation Fee will be considered part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The Reservation Fee will be considered part of the chargeable consideration for the property in the calculation for stamp duty liability. The property is subject to an undisclosed Reserve Price, with both the Reserve Price and Starting Bid being subject to change.

Additional Information

Type of home: Terraced Property

Tenure: Freehold

EPC Rating: F

Council tax band: A

Borough: Rhondda Cynon Taf

Local Area

Tylorstown, in the Rhondda Valley, offers a vibrant and welcoming community atmosphere. Surrounded by scenic Welsh countryside, it is ideal for outdoor enthusiasts, with numerous walking and cycling trails nearby. The area boasts a range of local amenities, including shops, cafes, and leisure facilities, ensuring residents have convenient access to daily necessities and recreational activities. Rich in history, Tylorstown provides a unique blend of traditional charm and modern convenience, making it a desirable place to call home.

Schools

The local area surrounding Brynteg Cottages offers a variety of educational options for families. Several primary and secondary schools are within a short distance, providing comprehensive education for children of all ages. These schools are known for their supportive learning environments and dedicated staff, ensuring students receive quality education and opportunities for personal development. The presence of multiple schools in the vicinity makes Tylorstown a convenient and

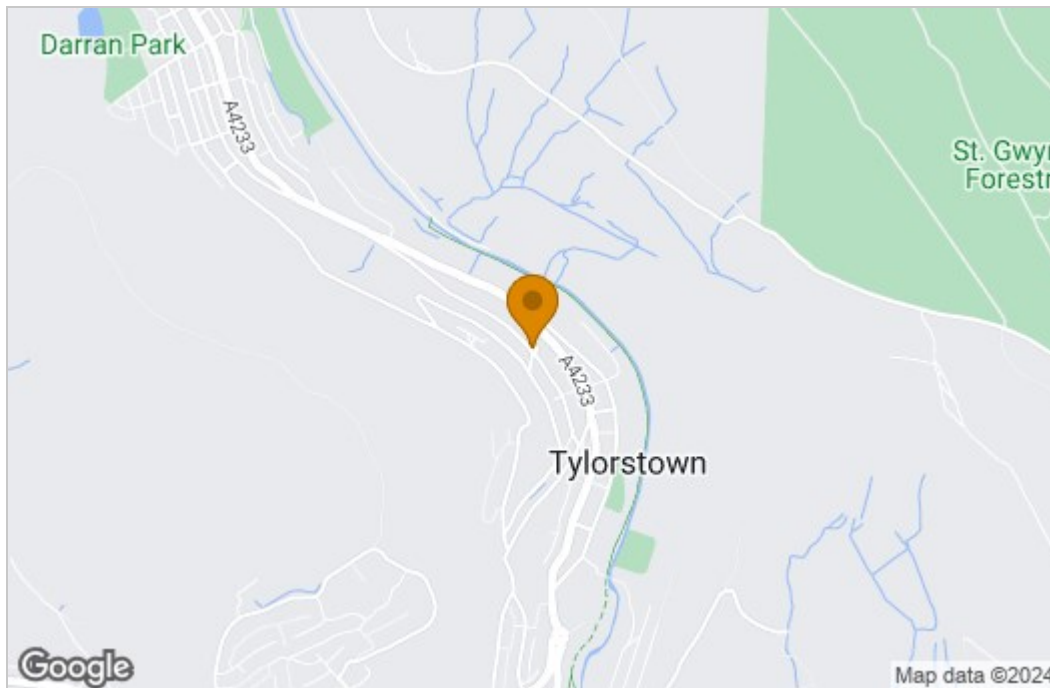
practical choice for families prioritizing educational access for their children.

Transport

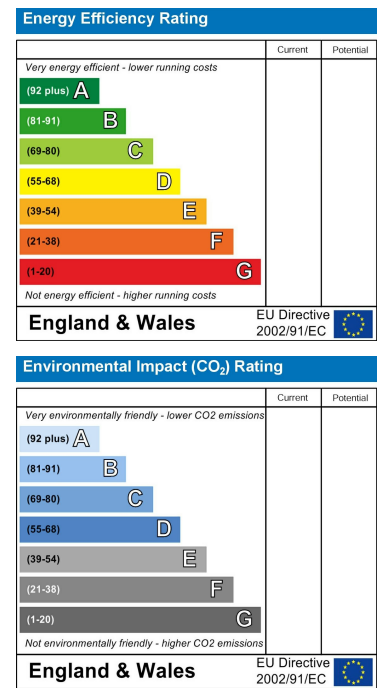
Tylorstown is well-connected, offering convenient transportation options for residents. The area benefits from a local bus network that provides easy access to surrounding towns and key destinations. Major roadways are easily accessible, making car travel straightforward for commuting or exploring the wider region. Additionally, nearby train stations offer further connectivity, linking Tylorstown to larger cities and facilitating convenient travel for work or leisure. These transportation options ensure that residents can easily navigate local and regional destinations.

Floor Plan

Area Map



Energy Efficiency Graph



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