



**Grawen Street, PORTH CF39 0BU**

**welcome to**

## **Grawen Street, PORTH**

Offered to the market is this great sized terrace home situated within this popular area of Porth, Allen and Harris are pleased to present to the market this three bedroom mid terrace home with the added benefit of a loft room situated on Grawen Street in the popular area of Porth.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hallway**

Stairs to first floor ,door to dining room

### **Lounge**

13' 8" x 10' 1" ( 4.17m x 3.07m )

Window to front, feature fire with surround, opening to dining room.

### **Dining Room**

12' 6" x 11' 2" ( 3.81m x 3.40m )

Window to rear, opening to lounge, door to kitchen

### **Bathroom**

Two Windows to side. Fitted with a modern four piece suite comprising of bath , shower cubicle, low level wc, pedestal wash hand basin,

### **Kitchen**

9' 9" x 8' 7" ( 2.97m x 2.62m )

Window to rear, door to side. Fitted with shaker style matching wall and base units with worktop over. Stainless steel sink with drainer. Space for appliances .

### **First Floor Landing**

Doors to all rooms.

### **Bedroom One**

11' 5" x 8' 6" ( 3.48m x 2.59m )

Window to front

### **Bedroom Two**

10' 9" x 9' 4" ( 3.28m x 2.84m )

Window to rear, built in airing cupboard.

### **Bedroom Three**

8' 3" x 7' 4" ( 2.51m x 2.24m )

Window to front

### **Loft Room**

16' 4" x 12' 6" ( 4.98m x 3.81m )

Two window to side, eaves storage

### **Rear Garden**

Enclosed, laid to astro turf. Gated area which is paved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Grawen Street,**  
**PORTH**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Reception Rooms
- Modern Kitchen

Tenure: Freehold EPC Rating: D

guide price

**£135,000**



**view this property online** [allenandharris.co.uk/Property/TBG109682](http://allenandharris.co.uk/Property/TBG109682)



Property Ref:  
TBG109682 - 0005

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