



**New Century Street, Tonypany CF40 2PG**

**welcome to**

## **New Century Street, Tonypandy**

With No Onward Chain, Stunning Rear Views And Considerable Potential, This Is A Spacious Period Style House Not To Be Missed! We're delighted to offer for sale this unique home, much-loved for decades and ready for its next chapter.

### **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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 Hall**

Via front door, stairs to first floor and access to reception room

### **Reception Room**

Double glazed window to front aspect, two radiators

### **Kitchen/Diner**

Range of wall and base units, work surfaces, stainless steel sink and drainer, storage cupboard, space for dining table and appliances, access to bathroom and rear gardens

### **Bathroom**

Three piece suite comprising; Bath, wash basin, low level w/c. Radiator and double glazed window to rear aspect

### **First Floor Landing**

Stairs from ground floor, loft access, double glazed window to rear, doors to all rooms

### **Bedroom One**

Double glazed window to front aspect, radiator

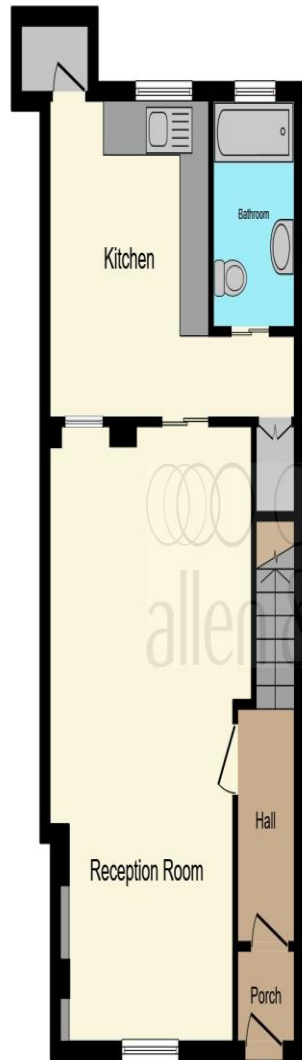
### **Bedroom Two**

### **Bedroom Three**

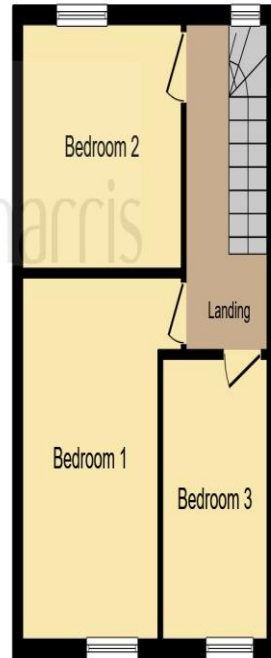
### **Rear Gardens**

Laid partly to lawn, rear access and access to garage

### **Garage**



**Ground Floor**



**First Floor**

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)



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**New Century Street,**  
**Tonypandy**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Period Style End Of Terrace House With Breath-Taking Views To Rear
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited

guide price

**£80,000**



**view this property online** [allenandharris.co.uk/Property/TBG110218](http://allenandharris.co.uk/Property/TBG110218)



Property Ref:  
TBG110218 - 0002

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allen & harris



**01443 237667**



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,  
Mid Glamorgan, CF72 8AE



**allenandharris.co.uk**