

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Rheola Avenue, Resolven, Neath, Neath Port Talbot. SA11 4HL



£100,000 Guide Price

Main Features

- NO ONWARD CHAIN
- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- EPC - E
- Council Tax - B
- Gas Fired Heating
- Enclosed Rear Garden
- View, Bid, BUY

General Information

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £110,000 plus Reservation Fee

Offering a lot of potential with no onward chain, this spacious semi detached property is ideal for cash purchasers. This three bedroomed house benefits from two reception rooms, kitchen diner, shower room to the ground floor and a spacious rear garden with mountain views. Located in a small friendly village, close to many of Resolven's amenities such as, Resolven sports club, Family Shopper, Resolven public park, Ynysfach Primary School and many other local amenities, whilst also having easy access to the A465 and M4 corridor. There is also a bridge from the village leading to Neath Canal.

GROUND FLOOR

Hallway

Carpeted flooring, radiator, under stairs storage cupboard and carpeted stairs to the first floor.

Doors to;

Lounge

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Living Room

uPVC double glazed window to the front aspect, carpeted flooring, radiator and a feature fireplace with gas fire and a back boiler.

Kitchen/Diner

Appointed with white base units with work tops over and an inset stainless steel sink with mixer tap. Two uPVC double glazed windows, radiator, cushion flooring and plumbing in place for a washing machine. Also having enough space for a dining table.

Doors to;

Inner Hallway

uPVC door to access to rear garden.

Door to;

Bathroom

Comprising of a low level WC, wash hand basin and a shower cubicle. uPVC double glazed window and radiator.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

Two uPVC double glazed windows, radiator, carpeted flooring and a cupboard housing a water tank.

Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window, radiator and carpeted flooring.

EXTERNALLY

Gardens

Front laid to lawn garden with path leading to side door and access to the rear garden.

Fully enclosed rear garden patio laid with a spacious laid to lawn area, green house and matured shrubs.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at neath@petermorgan.net (fees will apply on completion of the mortgage)

Council Tax

Council Tax Band - B
£1,666.89 Per Annum

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

B

Current heating type

Gas

Tenure (To be confirmed)

Freehold



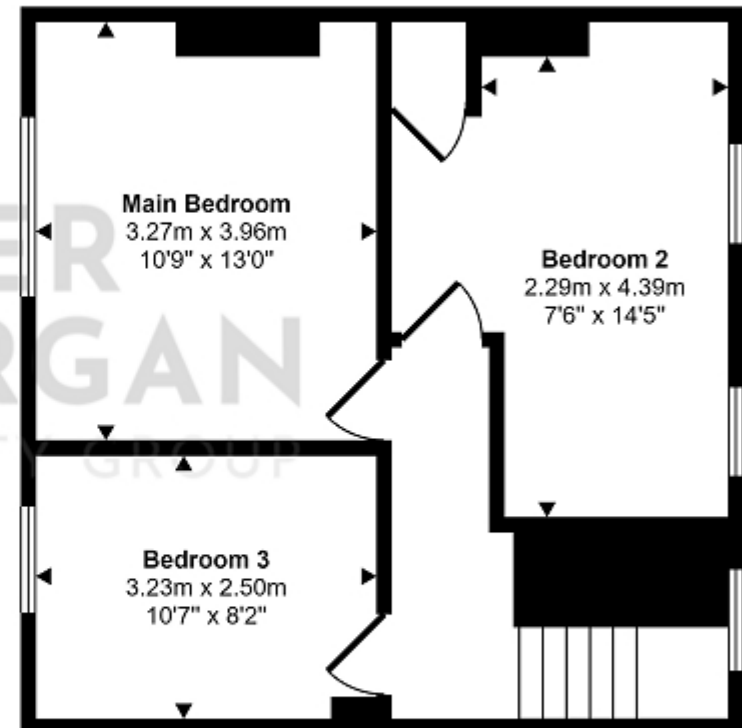




Approx Gross Internal Area
92 sq m / 988 sq ft




Ground Floor
Approx 48 sq m / 518 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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