



## Poplar Road guide price £170,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with no onward chain
- Council Tax Band: C
- Light and airy with a lovely feel
- Large rear garden with decking and garden shed
- Kitchen with a dining area off it
- Storage in all of the bedrooms
- EPC Rating: C



3 1 1





## About the property

Offered with no onward chain, this property has a lovely feel about it. There is a large rear garden with great potential and ample storage upstairs and downstairs.

### 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.







## Accommodation

### Entrance Hall

### Living Room

Front facing window bringing in lots of natural light, ceiling light, radiator, fireplace, laminate flooring.

### Storage Area

With under stairs storage cupboard, open to kitchen.

### Kitchen

Rear facing window, ceiling light, radiator, door to garden, fitted kitchen with a range of wall and base units with work surface over, space for appliances, open to dining area.

### Dining Room

Rear facing window overlooking the garden, ceiling light, radiator.

### First Floor Landing

Ceiling light, airing cupboard, doors to;

### Bedroom One

Front facing window with views across to Blaen Bran mountain, storage cupboard, ceiling light, radiator.

### Bedroom Two

Rear facing window, ceiling light, radiator, wardrobe storage.

### Bedroom Three

Front facing window, ceiling light, storage cupboard.

### Shower Room

Opaque glazed window, ceiling light, wash hand basin, shower cubicle.

### W C

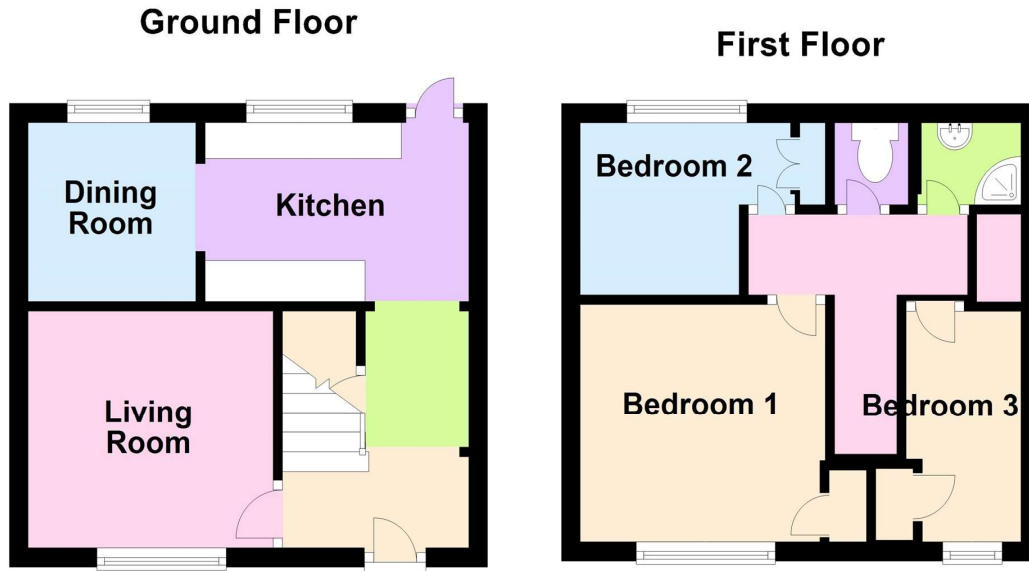
Opaque glazed window, ceiling light, WC.

### Outside

To the front of the garden is a pebble stoned garden, enclosed by picket fencing with a bin store and pathway to the front door.

The rear garden is a great size and has great potential. There is a patio area adjacent to the property with outside water tap and steps leading along a pathway to a decked seating area ideal for outside dining and entertaining. There is a large gravelled area, a wooden garden shed and a further seating area at the top of the garden, shaded by a mature tree.

## Floorplan



this plan is for representation purposes only  
Plan produced using PlanUp.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.