



Clos Aneurin, Rhydyfelin

PONTYPRIDD

guide price £120,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band B
- EPC Rating: D



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About the property

A semi-detached house tucked away within Clos Aneurin, Rhydyfelin. An ideal first-time purchase ticking a lot of boxes with a spacious rear garden, modern bathroom and kitchen and off-road parking for approximately two vehicles. Finished to an excellent standard throughout but still offering a blank canvas for you to add your own stamp. Situated in an excellent location close to local amenities within Rhydyfelin with good transport links onto the A470 perfect for commuters. The accommodation briefly comprises a living room and kitchen/diner downstairs. Upstairs, there are two double bedrooms and a good sized family bathroom. Sold with no-onward chain, this property is ideal for someone looking for a quick sale.

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.

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.

Accommodation

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.

Entrance Porch

Reception Room

14' 4" max x 12' 8" max (4.37m max x 3.86m max)
Double glazed window to front, ceiling light.

Kitchen/diner

8' 5" max x 12' 8" max (2.57m max x 3.86m max)
Wall and base units with countertop over, stainless steel sink with drainer, gas hobs and oven, double glazed window to rear, double glazed panelled door leading to rear garden.

Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light.

Bedroom One

10' 4" max x 12' 9" max (3.15m max x 3.89m max)
Double glazed window to front, ceiling light.

Bedroom Two

11' 1" max x 6' 2" max (3.38m max x 1.88m max)
Double glazed window to rear, ceiling light.