



## Wood Road, Pontypridd

**guide price £90,000**

- 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

An ideal investment opportunity or first-time purchase. This mid-terrace house on Wood Road, Treforest is located in an excellent location close to local amenities within Treforest and Pontypridd along with train stations and bus routes. Ideal location for those looking for easy access to Cardiff and The University Of South Wales, Treforest Campus. Comprising a spacious lounge/diner leading into the kitchen and family bathroom. Upstairs, there are two generous sized bedrooms one benefiting from an en-suite. Viewings are highly recommended to appreciate all this property has to offer.

### 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.

## 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 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 Porch

#### Lounge

21' 9" max x 14' max ( 6.63m max x 4.27m max )

Double glazed window to the front and the rear, ceiling light, access to kitchen and stairs to first floor landing.

### Kitchen

15' 3" max x 7' 1" max ( 4.65m max x 2.16m max )

Base units with counter top over, stainless steel sink with drainer, space for gas hobs/oven, space for fridge/freezer, ceiling light, door leading into rear garden.

### Bathroom

7' 1" max x 6' 9" max ( 2.16m max x 2.06m max )

Three-piece suite comprising bath, w/c and wash basin, double glazed window to the rear, ceiling light.

### First Floor Landing

ceiling light, access into bedrooms.

### Bedroom 1

9' 6" max x 10' 2" max ( 2.90m max x 3.10m max )

Double glazed window to the front, ceiling light, access into en-suite.

### En-Suite

2' 9" max x 2' 10" max ( 0.84m max x 0.86m max )

Three-piece suite comprising w/c, wash basin and shower cubicle, ceiling light.

### Bedroom 2

11' 8" max x 7' 6" max ( 3.56m max x 2.29m max )

Double glazed window to rear, ceiling light.