



## Ivor Street, guide price £125,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band B
- Popular Location Close to Local Amenities
- Close to Transport Links
- Ideal Investment Opportunity
- Garage Space



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## About the property

A rare investment opportunity on Ivor Street, Trehafod. This spacious semi-detached house in a convenient location offers plenty of potential and a blank canvas for its next owners. Sold with no onward chain, this property is ideal for those looking for a quick investment purchase in a popular area. Close to local amenities within Trehafod and regular transport links into Pontypridd. The accommodation briefly comprises a spacious lounge leading into the kitchen/diner and bathroom which is a good size. There is plenty of storage downstairs with storage cupboards making ideal cloakrooms or pantries. Upstairs, there are three generous sized bedrooms. Externally, there is an enclosed garden with access into the garage which would make an ideal workshop or additional storage. 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.



## 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.

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 Hallway

Carpeted flooring, ceiling light.

### Lounge

21' 9" max x 12' 8" max ( 6.63m max x 3.86 max)  
Double glazed window to the front, double glazed window to the front, ceiling light.

### Kitchen

9' 9" max x 16' 4" max ( 2.97m max x 4.98m max)  
Wall and base units with countertop over, stainless steel sink with drainer, space for appliances, double glazed window to the side, ceiling light.

### Shower Room

5' 9" max x 7' 2" max ( 1.75m max x 2.18m max )  
Two-piece suite comprising shower cubicle and wash basin, double glazed window to the rear, ceiling light.

### Toilet

2' 6" max x 5' 6" max ( 0.76m max x 1.68m max)  
W/C, double glazed window to the side, ceiling light.

### Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light.

### Bedroom One

15' 6" max x 16' 4" max ( 4.72m max x 4.98m max)  
Carpeted flooring, ceiling light, double glazed window to the rear.

### Bedroom Two

9' 5" max x 15' 6" max ( 2.87m max x 4.72m max)  
Carpeted flooring, ceiling light, double glazed window to the front.

### Bedroom Three

12' 2" max x 9' 8" max ( 3.71m max x 2.95m max)  
Carpeted flooring, ceiling light, double glazed window to the side.

## Floorplan



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)

## 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.

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