



Garnwen Terrace, guide price £115,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band C
- Three Bedrooms
- Two Reception Rooms
- No Chain
- Viewing Recommended
- EPC Rating: E



 3  1  2



About the property

A three bedroom semi detached property offered for sale with no on going chain! The property is situated within close proximity to local schools, shops and other amenities. Internally the property comprises entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms plus family bathroom. To the front of the property is a forecourt with side access leading to enclosed garden. Viewing is highly recommended! To book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online 24/7 at www.peteralan.co.uk.

Accommodation

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.



Lounge

12' 1" max x 21' 6" max (3.68m max x 6.55m max)

Dining Room

10' 8" max x 12' 7" max (3.25m max x 3.84m max)

Kitchen

10' 8" max x 8' 5" max (3.25m max x 2.57m max)

Bedroom

10' 8" max x 11' 8" max (3.25m max x 3.56m max)

Bedroom

9' 1" max x 11' 8" max (2.77m max x 3.56m max)

Bedroom

6' 8" max x 8' 8" max (2.03m max x 2.64m max)

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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