

Selling with us

Property Details Approval Form

10a Bethania Street,
Maesteg, Mid Glamorgan,
Wales, CF34 9DJ

Date: 11 December 2024

Property Ref and Version: MTG303126 - 0012

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

guide price£50,000

Tenure: Freehold

Key Features

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedrooms
- Ideal Investment Property
- Walking Distance To Town Centre
- Fully Renovated
- Council Tax Band - A
- EPC Rating: F

Short Description

A modernised two bedroom first floor flat. Situated within walking distance of Maesteg town centre, Benefitting from local transport links and local schools. Offered for sale with no onward chain.

Long Description

A 2-bedroom mid terraced first floor flat, fully renovated and offered for sale with no ongoing chain. Situated within walking distance to Maesteg Town centre, local transport links and local schools. The accommodation briefly comprises; entrance steps leading to first floor, lounge, newly fitted kitchen space, newly fitted bathroom space and stair case leading to 2 double bedrooms. Viewing is highly recommended to appreciate everything this property has to offer and is an ideal investment opportunity. Please call Peter Alan Maesteg on 01656 736136 to book a viewing.

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Room Description

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.

Ground Floor

Entrance Hall

First Floor

Hallway

Lounge

12' 4" x 17' 10" (3.76m x 5.44m)

Kitchen Space

9' 5" x 12' 1" (2.87m x 3.68m)

Bathroom Space

Bedroom 1

8' 11" x 15' (2.72m x 4.57m)

Bedroom 2

8' 5" x 17' 11" (2.57m x 5.46m)

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Property Images



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Floor Plan

Approval

	Signature	Date
Amy Tallis		
Mr S. Smith		