



## Old Road

guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Family Home
- Off Road Parking
- Spacious Rear Garden
- Two Reception Rooms
- Bay Windows
- EPC Rating: D



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## About the property

Ideal family home and renovation opportunity for sale with no on-going chain in a desirable location. Situated in Briton Ferry, conveniently located to local schools, shops, public transport links and the m4 corridor.

The property comprises of an entrance hall, a lounge with bay windows, a dining room with double doors leading through to the conservatory, a utility room and a kitchen to the ground floor. The first floor features a bathroom and three generous sized bedrooms, two of which boast two sets of built in wardrobes.

The property further benefits from off road parking to the front, a spacious rear garden mainly laid to lawn, attractive views across the valley from the rear and gas central heating. Internal viewings come highly recommended.







## 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.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 Hall

#### Lounge

12' 7" max x 12' 4" max ( 3.84m max x 3.76m max )

#### Dining Room

12' x 11' max ( 3.66m x 3.35m max )

#### Kitchen

8' 8" max x 7' 6" ( 2.64m max x 2.29m )

#### Utility Room

6' 8" x 4' 1" ( 2.03m x 1.24m )

#### Conservatory

14' 6" x 6' 8" ( 4.42m x 2.03m )

#### Landing

#### Bedroom One

13' 2" max x 11' 3" max ( 4.01m max x 3.43m max )

#### Bedroom Two

12' 1" max x 11' 1" ( 3.68m max x 3.38m )

#### Bedroom Three

9' max x 7' 8" ( 2.74m max x 2.34m )

#### Bathroom

#### Front

#### Rear

## 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

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