



Southall Avenue, guide price £70,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CASH BUYERS ONLY - Non-Standard Construction
- Three Bedrooms
- Semi-Detached
- Council Tax Band - B
- Front & Rear Garden Space



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About the property

CASH BUYERS ONLY!! *CASH BUYERS ONLY* For sale by the modern method of auction with no on-going chain is this three-bedroom, non-standard construction, semi-detached property situated in Skewen, Neath. Conveniently located to the M4 corridor and the A 465 with local amenities and Neath Town Centre within close proximity. Internally the property comprises of an entrance hall, a spacious lounge with patio doors over-looking the rear garden, a modern kitchen with upvc double doors, a w.c and a shower room to the ground floor. The first-floor features three generous size bedrooms, one with built in wardrobes and a family bathroom. The front of the property is accessed via two gates, one which gives access to the front patio area, along with side access into the rear garden. The rear of the property offers a private space, comprising of lawn and patio areas with mature shrubs and a fishpond. Ideal first-time home or investment opportunity. Internal viewings highly recommended.

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).





Accommodation

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- UPVC door to the side and rear, doors to the shower room, W.C , kitchen, lounge and stairs to the 1st floor

Cloakroom- W.C with wash hand sink, laminate flooring, tiled walls , UPVC window with obscured front

Lounge- 15' 9" max x 11' 6" max (4.80m max x 3.51m max)
laminate flooring , with a feature fire place, UPVC patio doors to the rear

Kitchen- 17' 6" max x 9' 4" max (5.33m max x 2.84m max)
laminate flooring with built in storage , wall and base work tops , stainless mixer taps , space for cooker and a fridge freezer, tiled and plain features , UPVC rear window with UPVC double door to the rear

Landing- carpeted, access to the attic , UPVC window to the front, built in storage , doors to the 3 bedrooms and bathroom

Bedroom One- 13' 9" max x 8' 9" (4.19m max x 2.67m)
carpeted with built in wardrobes , UPVC window to the rear

Bedroom Two- 9' 4" max x 8' 3" max (2.84m max x 2.51m max)
carpeted with UPVC window to the rear

Bedroom Three- 9' 9" x 9' 4" (2.97m x 2.84m)
Carpeted with UPVC window to the rear

Bathroom- shower cubical with a glass screen, tiled walls with a splash wall, gas combi boiler , UPVC obscured window to the side

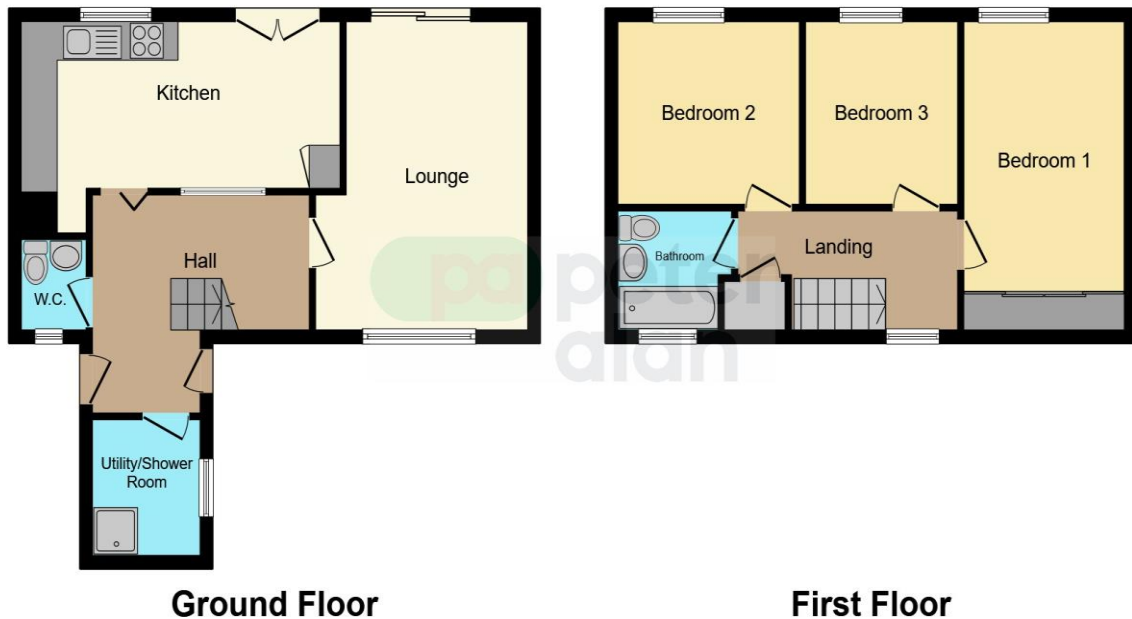
Bathroom Two- W.C , with wash hand basin, mixer taps , bath , carpeted with tiled walls , UPVC obscured window to the front

Front Garden- Gate to the front , patioed area with access to the rear garden

Rear Garden- spacious lawn and patioed area with shrubs

Agents Note- The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

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

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.