



## Treharne Road, guide price £170,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- WRAP AROUND PLOT
- NO ONGOING CHAIN
- POTENTIAL TO DEVELOP FURTHER
- SPACIOUS LIVING AREAS
- LOFT ROOM WITH DORMER TO REAR
- EPC Rating: Awaited



 3  1  1





## About the property

WRAP AROUND PLOT - POTENTIAL TO DEVELOP FURTHER - LOFT ROOM WITH DORMER TO REAR. Comprising of hallway, living room, kitchen/ diner room, 3 bedrooms, shower room, loft room with dormer to rear, wrap around garden plot, driveway to front. Close to local amenities; train station, bus routes, easy access to link roads leading to M4 corridor, popular school catchment, parks, shops, supermarkets. \*Please call 01446 733224 to arrange your viewing. \*

Comprising of hallway, living room, kitchen/ diner room, 3 bedrooms, shower room, loft room with dormer to rear, wrap around garden plot, driveway to front.

## 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 £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.

### Hallway

Parquet flooring, power points, loft hatch with pull down ladder to loft room, doors to all ground floor accommodation; -

### Living Room

14' 8" max x 12' 8" max ( 4.47m max x 3.86m max )

Parquet flooring, power points, radiator, bay window to front aspect.

### Kitchen

Matching wall and base units with complimentary work tops, pantry cupboards, inset sink, drainer and mixer tap, space for utilities, door to rear lobby leading to rear garden.

### Bedroom One

13' x 9' 9" ( 3.96m x 2.97m )

Parquet flooring, power points, radiator, window to front.

### Bedroom Two

11' 5" x 9' 9" ( 3.48m x 2.97m )

Parquet flooring, power points, radiator, window to rear.

### Bedroom Three

10' x 6' 9" ( 3.05m x 2.06m )

Parquet flooring, power points, radiator, window to front.

### Shower Room

W.C., wash hand basin, shower, tiled areas, window to rear.

### Outside

#### Wrap Around Plot

Driveway to front, laid to lawn, complimentary flower beds and shrubs. \*Plenty of space to develop further\*

01446 733224

barry@peteralan.co.uk

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let