

# 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















## 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**

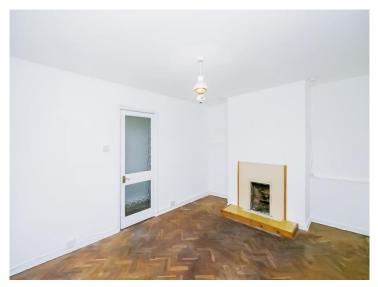
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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 rar 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**

 $10^{\prime}~x$  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\*

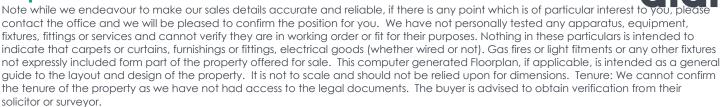


## **Floorplan**



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**



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