

Maes-Y-Cwm Street, guide price £175,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TOWN CENTRE
- NO ONGOING CHAIN
- SPACIOUS LIVING AREAS
- Council Tax C
- IDEAL FAMILY HOME/ INVESTMENT
- EPC Ratina: D









About the property

Close to local amenities; doctors surgery, popular school catchment, easy access to link roads lading to M4 corridor, public transport routes, supermarkets, town centre shopping facilities.

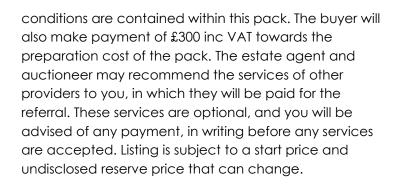
Accommodation

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 nonrefundable 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







Hallway

Living Room

26' 3" max x 12' 11" max (8.00m max x 3.94m max)

Kitchen

15' max x 11' 5" (4.57m max x 3.48m)

Utility Room

8' 5" x 6' 11" (2.57m x 2.11m)





Bedroom 1

16' 9" max x 11' 8" (5.11m max x 3.56m)

Bedroom 2

12' 1" $\max x$ 11' 9" \max (3.68m $\max x$ 3.58m \max)

Bedroom 3

13' 2" x 11' 5" (4.01m x 3.48m)

Bathroom

Front

Court yard.

Rear

Enclosed rear garden.



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 fitments 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.

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