



Heol West Plas, guide price £180,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached three-bedroom home
- Sought-after historic village setting
- Excellent potential for improvement and personalisation
- Council Tax Band F
- No ongoing chain for a smooth purchase



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About the property

****INTERNAL IMAGES COMING SOON****

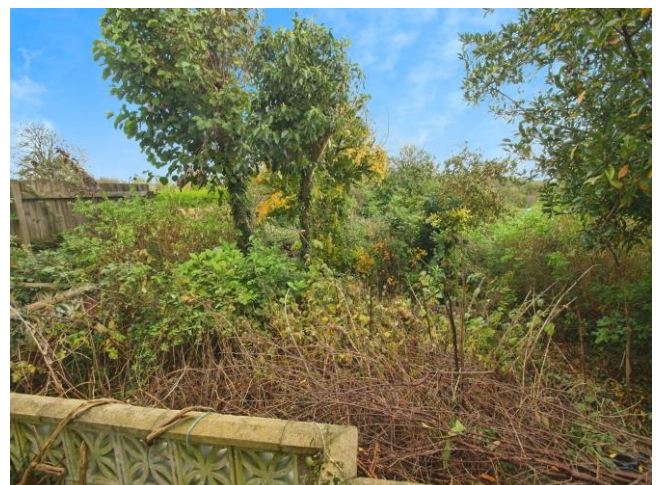
In Need of Full Renovation | Sought-After Historic Village | No Ongoing Chain

Nestled in the heart of the highly sought-after and historic village of Coity Bridgend, this three-bedroom detached property offers a rare opportunity for buyers looking to create their dream home. Once a beautiful family residence, the property now requires full renovation throughout, providing immense potential to restore and reimagine it to modern standards.

Set within a desirable location known for its charm, community spirit, and easy access to local amenities, this property would make a superb family home or investment project once updated.

This is a fantastic opportunity to acquire a property with character and potential in one of Bridgend's most desirable areas.

Viewing is highly recommended to fully appreciate the possibilities this property presents.





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 Hallway

Lounge - 14' 11" x 9' 10" max (4.55m x 3.00m max)

Dining Room - 14' 1" x 14' 10" max (4.29m x 4.52m max)

Kitchen - 10' x 14' 1" max (3.05m x 4.29m max)

Cloakroom

Garage

First Floor

Landing

Bedroom 1 - 10' x 14' 1" (3.05m x 4.29m)

Bedroom 2 - 14' 2" x 12' 1" (4.32m x 3.68m)

Bedroom 3 - 9' 10" x 11' 8" (3.00m x 3.56m)

Bathroom

01656 657201

bridgend@peteralan.co.uk



Floorplan

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.

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