



Angelton Green, guide price £180,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached 3 Bedroom Family Home
- Quiet sought after cul-de-sac location
- No ongoing chain
- Council Tax Band D
- Viewing Highly Recommended
- EPC Rating: C



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About the property

Spacious Three-Bedroom Detached Home in Angelton Green, Pen-y-fai – No Ongoing Chain
Nestled within a quiet cul-de-sac in the highly sought-after location of Angelton Green, this well-presented three-bedroom detached property is offered to the market with no ongoing chain. A perfect opportunity for families or buyers looking to settle in a peaceful yet convenient setting. The property boasts both front and rear gardens, with a driveway to the side providing tandem parking for up to two vehicles.

Upon entering, you are welcomed by an entrance hall with downstairs cloakroom, leading through to a generously sized lounge at the front of the home. A staircase rises to the first floor, while a doorway opens into a bright and spacious kitchen/diner, complete with access to the rear garden – ideal for family living and entertaining.

To the first floor the landing has 2 storage cupboards, one housing the wall-mounted combi-boiler. There are three well-proportioned bedrooms, including two comfortable doubles and a spacious third bedroom. A modern bathroom fitted with a walk-in shower.

Outside, the property enjoys a private enclosed rear garden, featuring a patio, artificial turf, and two additional tiered areas, offering a variety of spaces to relax and enjoy the outdoors.

This property presents a wonderful opportunity to acquire a spacious family home in a desirable location, ready to move into and make your own. and a private rear garden.





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 Hall

Cloakroom

Living Room - 18' x 13' 9" (5.49m x 4.19m)

Kitchen/Diner - 9' 10" x 17' 11" (3.00m x 5.46m)

First Floor

Landing

Bedroom One - 11' plus door recess x 9' 11" (3.35m plus door recess x 3.02m)

Bedroom Two - 10' 5" x 9' 10" plus door recess (3.17m x 3.00m plus door recess)

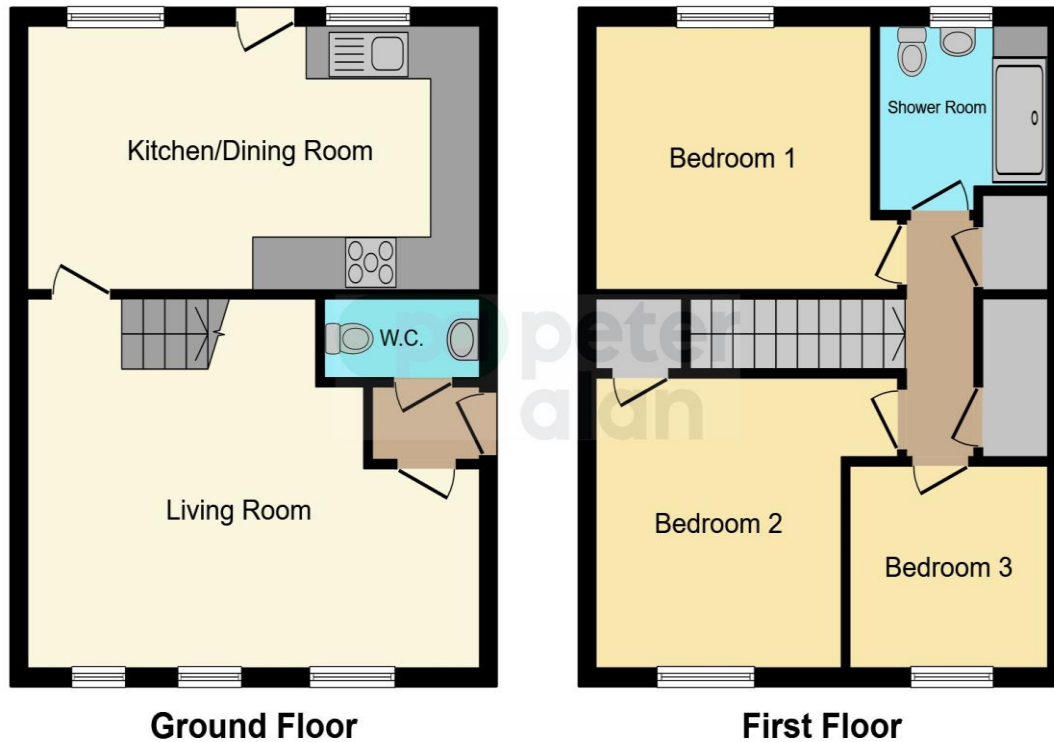
Bedroom Three - 7' 11" x 7' 5" (2.41m x 2.26m)

Bathroom

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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.

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