



**Danygraig Crescent,  
Talbot Green CF72 8AR**

- EPC Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Located in the Heart of Talbot Green







## About The Property

Renovation needed on this wonderfully sized four bedroom semi detached family home in the heart of Talbot Green. Set on a quiet cul de sac within walking distance for the highly regarded Y Pant Comprehensive school.

## 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

# Peter Alan - Talbot Green

01443 222851  
talbotgreen@peteralan.co.uk  
peteralan.co.uk



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.

## Entrance

Enter via sliding porch door to front. Access to lounge and kitchen. Understairs storage cupboard.

## Kitchen/dining Room

18' 10" x 10' 1" ( 5.74m x 3.07m )

Upvc double glazed window to side. Kitchen area. Open to dining area and doors to the conservatory.

## Lounge

18' 10" x 10' 5" ( 5.74m x 3.17m )

Double glazed window to front. Radiator.

## Conservatory

17' 6" x 7' 10" ( 5.33m x 2.39m )

Double glazed conservatory overlooking the rear garden.

## Landing

Access to all rooms.

## Bedroom One

10' 11" x 10' 5" ( 3.33m x 3.17m )

Double glazed window to front. Built in wardrobe.

## Bedroom Two

10' 2" x 10' 10" ( 3.10m x 3.30m )

Double glazed window to rear.

## Bedroom Three

10' 3" x 8' ( 3.12m x 2.44m )

Double glazed window to rear.

## Bedroom Four

7' 7" x 10' 5" ( 2.31m x 3.17m )

Double glazed window to front.

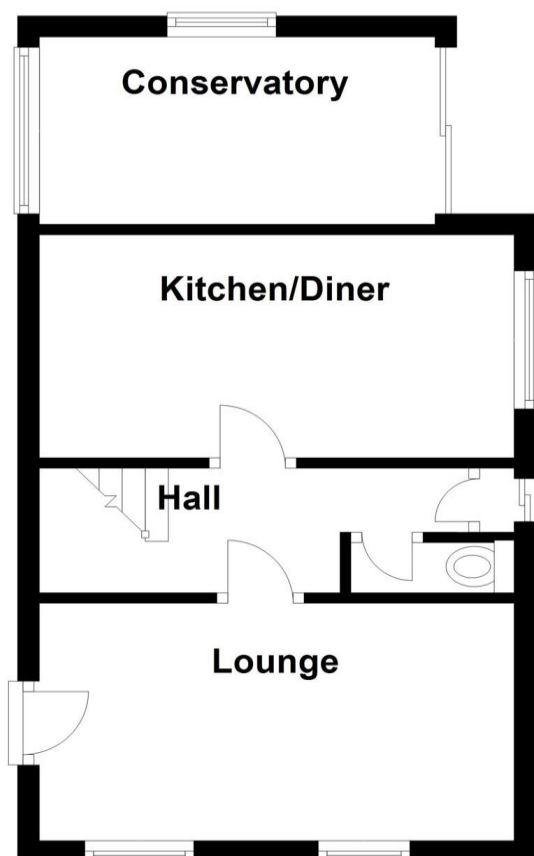
## Bathroom

Double glazed frosted window to side.

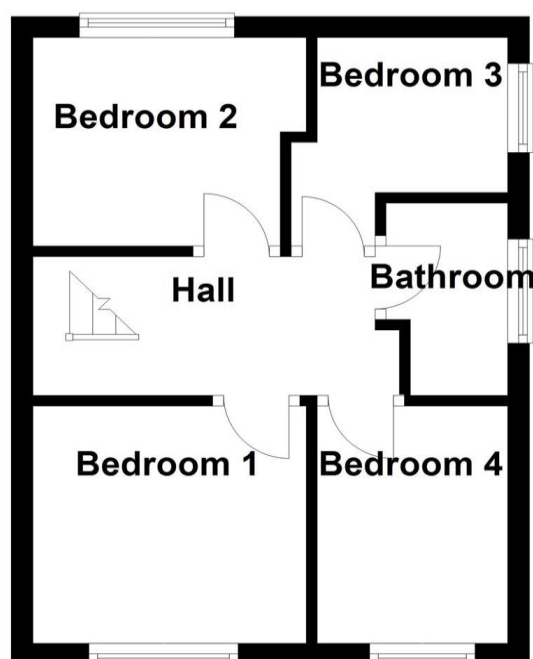
## Garden

The enclosed rear garden is laid to raised paved patio lawn with gated access to front.

## Ground Floor



## First Floor



### 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.