



# Bridgend Road, Llanharan Pontyclun

guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band - B
- EPC Rating: E



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## About the property

This three-bedroom mid terraced house for sale is in good condition and offers an excellent opportunity for families or those looking for a smart investment. With a convenient layout, the house boasts one reception room, a kitchen, and two bathrooms.

The first and second bedrooms are generously sized doubles, offering plenty of space and natural light. The third bedroom, a single, maintains the property's overall charm and functionality.

The property's location is a significant selling point. It is within reach of excellent public transport links, facilitating easy access to the wider city. Families will appreciate the proximity to local schools, making the morning school run a breeze. The presence of local amenities within walking distance adds to the overall convenience, with shops, restaurants, and parks at your

## 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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## 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.