

# Selling with us

## Property Details Approval Form

42 Tylchawen Terrace,  
Tonyrefail, Porth, Mid  
Glamorgan, Wales, CF39 8AH

**Date:** 10 October 2024

**Property Ref and Version:** TAL307216 - 0001

## Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# Property details **approval form**

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## Price

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guide price £170,000

Tenure: Freehold

## Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX A
- Three spacious bedrooms
- Ample natural light kitchen
- Authentic fireplace
- Convenient public transport links
- EPC Rating: Awaited

## Short Description

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This charming, neutrally decorated terraced property offers a peaceful lifestyle with three spacious bedrooms, a light-filled kitchen perfect for entertaining, an authentic fireplace, and a beautifully maintained garden, all conveniently located near public transport, schools, and local amenities.

## Long Description

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Introducing this charming, neutrally decorated, terraced property, which is currently listed for sale. This delightful residence offers an opportunity for a peaceful lifestyle in a quiet locale, surrounded by convenient public transport links, nearby schools, and local amenities.

The property boasts three generously proportioned bedrooms, a well-sized reception room, and a bathroom, all tastefully decorated to encourage a welcoming atmosphere. The heart of the home is the kitchen, which is abundant with natural light and offers ample dining space, making it perfect for socialising and entertaining guests.

One of the unique features of this property is the authentic fireplace, adding a touch of character and warmth to the home. Also, for those who appreciate outdoor spaces, this property possesses a beautifully maintained garden, perfect for relaxing in the summer months. Complementing the serenity of the garden is a stunning view, which provides a picturesque backdrop and enhances the overall tranquillity of the home.

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This property is ideally suited for couples looking for a home that combines the charm of traditional features with modern living. The presence of established public transport links and local amenities ensures convenience, while the proximity to schools makes it a potentially great choice for those planning a family.

This terraced house, with its unique features and prime location, offers a blend of comfortable living and accessibility.

## Directions

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## Agent Note

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## Room Description

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### 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.

### Lounge

11' 8" x 14' 7" ( 3.56m x 4.45m )

### Dining Room

10' 4" x 10' 4" ( 3.15m x 3.15m )

### Bedroom One

11' 8" x 13' 4" ( 3.56m x 4.06m )

### Bedroom Two

11' 1" x 10' 8" ( 3.38m x 3.25m )

### Bedroom Three

13' 1" x 9' 1" ( 3.99m x 2.77m )

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## Property Images



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## Property Images





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## Property Images

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## Floor Plan



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](http://www.focalagent.com)

## Approval

	Signature	Date
<b>Anya Bunston</b>		
<b>Mr A. Suter</b>		