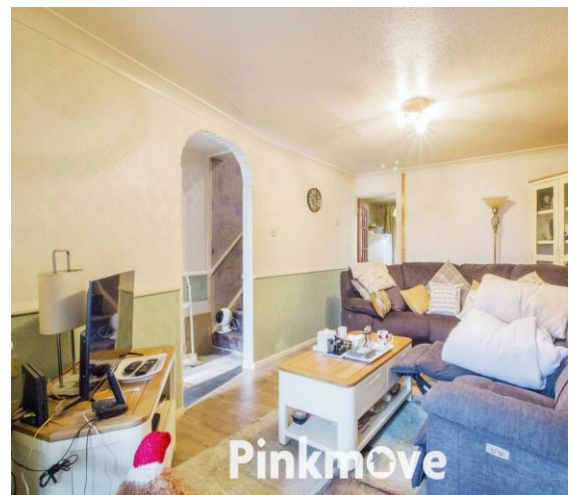




Pontymason Lane

Starting Bid £210,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom detached family home
- Off-road parking and secure single garage
- Ground floor WC
- Open-plan kitchen/diner with ample storage and worktop space
- Family bathroom with bath and overhead shower
- EPC Rating: D



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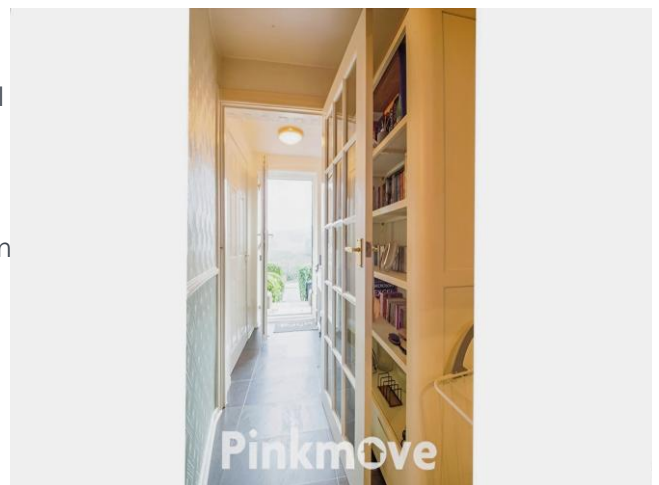
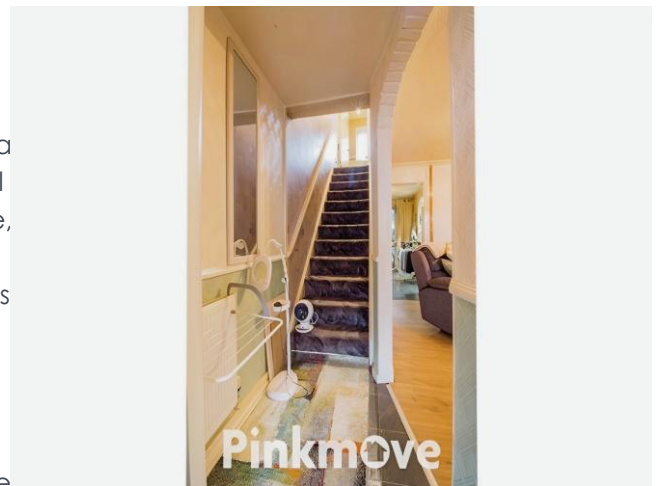
About the property

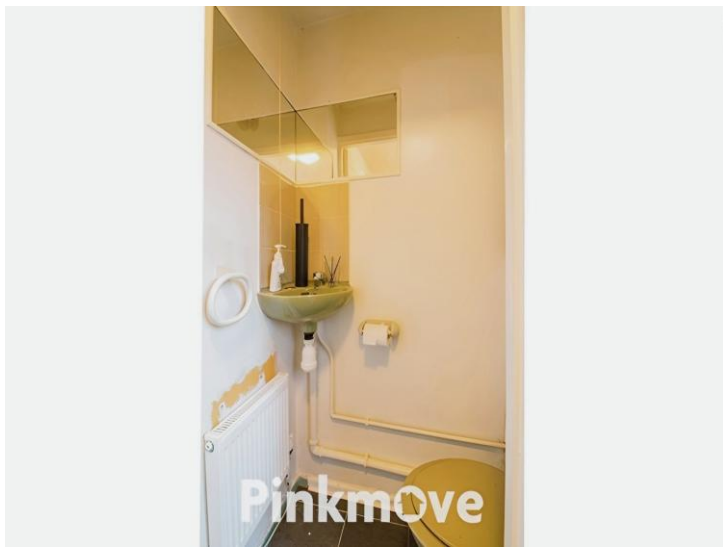
We are delighted to present this three-bedroom detached family home, ideally located in a sought-after and highly convenient area of Rogerstone, Newport. The property offers excellent kerb appeal and practical features including off-road parking, a secure garage, and a spacious conservatory.

Upon entering, you are welcomed into the hallway, which provides access to all ground-floor rooms, including a useful WC. The main reception room is a generously sized living space, offering ample room for a variety of furniture arrangements, complemented by a large front-facing window that floods the room with natural light. To the rear, the open-plan kitchen/dining area is fitted with a range of units and ample worktop space, and easily accommodates a family-sized dining set. From here, sliding doors lead into the impressive conservatory — a versatile additional living space ideal for dining, relaxing, or entertaining.

The first-floor landing leads to three bedrooms, two of which are well-proportioned doubles, with the third suitable as a single bedroom or home office. The master bedroom further benefits from built-in wardrobes and overhead storage. The family bathroom comprises a WC, wash hand basin, and a panelled bath with a fixed overhead shower and tiled surround.

Externally, the rear garden is fully enclosed and arranged over several tiers, offering pedestrian access to both the driveway and garage.





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.

Living Room

Wc

Kitchen

Dining Room

Conservatory

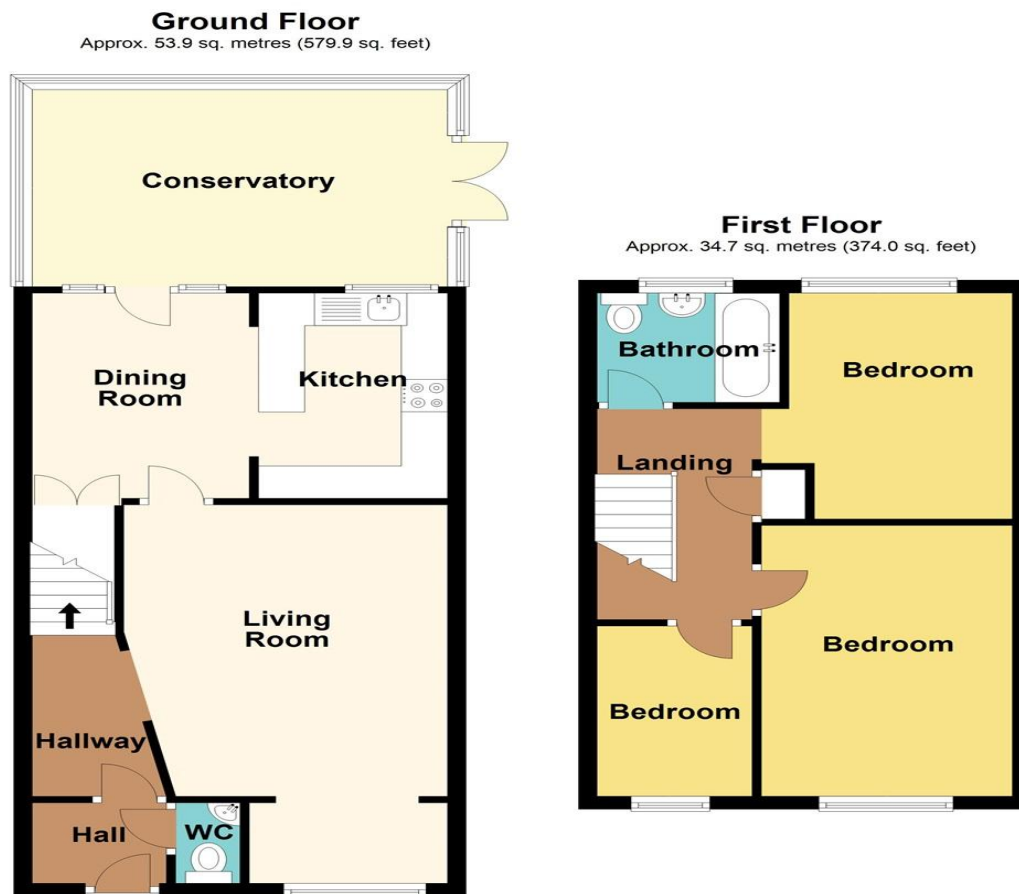
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Floorplan



Total area: approx. 88.6 sq. metres (953.9 sq. feet)

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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