



Porthkerry Road, Barry CF62 7EQ

welcome to

Porthkerry Road, Barry

****CHAIN FREE**** This charming three-bedroom mid-terrace property boasts modern living in a traditional setting. Situated in Barry's West End with easily accessible local shops, schools and transport options. CALL US NOW ON 01446 747878!!

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 Porch

Tiled floor

Entrance Hall

Laminate flooring, radiator

Lounge

12' 1" x 10' 7" (3.68m x 3.23m)

Carpet flooring, radiator, PVC bay window to front, fireplace, archway to dining room

Dining Room

10' 7" x 10' 9" (3.23m x 3.28m)

Carpet flooring, window to rear, radiator, stairs to first floor

Kitchen

16' 7" x 8' 9" (5.05m x 2.67m)

Tiled flooring, tiled walls and stainless steel splashback, integrated dishwasher, space for cooker, fridge-freezer and washing machine, wall and base units with complementary work surface

Landing

Window to side, carpet flooring

Bedroom One

Window to rear, radiator, carpet

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Window to front, radiator, carpet, built-in wardrobe

Bedroom Three

12' 1" x 6' 1" (3.68m x 1.85m)

Window, radiator, carpet, built in wardrobe

Bathroom

Four piece suite consisting of shower, bath, W.C. and wash hand basin, frosted glass window to rear, tiled flooring

Front Garden

Steps up to front door, patio area

Rear Garden

Split over three levels, top level has garage, middle



level has grass, bottom level has patio

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- WEST END
- CHAIN FREE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£225,000



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

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Property Ref:
BRY107887 - 0010

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