



Llanharry Road, guide price £450,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Ongoing Chain
- Close To Local Amenities
- Generous Accommodation And Plot
- Detached Four Bedrooms
- Garage And Parking
- EPC Rating: E



4 2 2



About the property

A stylish and unique 4 bedroom detached family home offered for sale with no ongoing chain. Situated in Llanharan with amenities to offer such as convenience stores, pubs, takeaways, and a railway station connecting to Cardiff and Bridgend. It features two primary schools, a Welfare Hall, a community drop-in centre, and extensive sports facilities, including football and rugby clubs.

The accommodation briefly comprises; entrance hall, lounge, study, kitchen, utility room and cloakroom to the ground floor. To the first floor there are 4 bedrooms master with 4 piece suite en-suite and a 4 piece suite family bathroom. To the outside there is a driveway and sizable rear, fully enclosed garden. This family home further benefits; an integral garage, balcony to the master bedroom, oak finishes, modern kitchen, modern bathrooms, a log burner, a gated drive way creating off road parking for multiple vehicles and a generous yet private rear garden.

Viewing is highly advised to appreciate the space and peacefulness this home has to offer. Please call Peter Alan to arrange a viewing or request a viewing 24/7 on our website.

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.



Ground Floor

Entrance Hall

Study

11' 5" x 8' 9" (3.48m x 2.67m)

Window to front

Lounge

23' 1" max x 11' 8" max (7.04m max x 3.56m max)

Window to front, sliding door to rear and feature log burning stove.

Kitchen

13' 8" max x 13' 7" max (4.17m max x 4.14m max)

Window to rear and door to

Utility Room

22' 2" max x 11' 4" max (6.76m max x 3.45m max)

Door to front, door to rear, door to garage, folding door to cloakroom and wash hand basin.

Cloakroom

W.C.

First Floor

Landing

Loft access - part boarded.

Bedroom 1

12' 6" max x 11' 8" max (3.81m max x 3.56m max)

Double doors to front onto balcony and 2 sliding doors to;

En-Suite

Window to rear and a 4 piece bathroom suite comprising; shower unit, bath tub, wash hand basin and w.c.

Bedroom 2

16' 8" max x 8' 9" max (5.08m max x 2.67m max)

Window to front and 2 sliding doors to storage.

Bedroom 3

14' 9" max x 11' 8" max (4.50m max x 3.56m max)

Window to front and fitted wardrobes

Bedroom 4

16' 5" x 7' 6" (5.00m x 2.29m)

Window to rear and fitted wardrobes.

Bathroom

Window to rear and a 4 piece bathroom suite comprising; bath tub, shower unit, wash hand basin and w.c.

Outside

Front

Gated access onto a drive way creating off road parking for multiple vehicles, side access to the rear via gate and access to garage via up and over electric door.

Rear

A fully enclosed, generous plot offering a patio seating area, lawn area, shed for storage to remain, and a greenhouse to remain and side access to front.

Garage

16' 7" x 8' 2" (5.05m x 2.49m)

Electric up and over door to front to enter, door into utility room and electricity supply.

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Floorplan



Ground Floor



First Floor

Total floor area 180.2 m² (1,940 sq.ft.) approx

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.propertybox.io

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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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