



Trafalgar Street

Starting Bid £120,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- Two Reception Rooms
- Single Garage
- Rear Patio Garden
- Utility Room
- On Street Parking
- EPC Rating: D



 4  2  2

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About the property

Nestled in the heart of Risca, this generously sized four-bedroom terraced property offers versatile living space ideal for families or those seeking room to grow.

Upon entering, you're welcomed by two reception rooms, perfect for relaxing or entertaining. Moving through the home, you'll find a well-positioned kitchen at the centre of the property.

To the rear, the property boasts a practical layout including a shower room, a separate downstairs WC, and a utility room, all leading to a rear porch that opens out to the garden.

Upstairs, you'll discover four versatile bedrooms, each offering flexible use as sleeping quarters, home office space, or hobby rooms. A convenient upstairs toilet adds to the practicality of this home.

Externally, the property features a patio-style rear garden with access to an attached single garage, providing valuable storage or workshop space. On-street parking is available to the front of the property.

This well-located home is within easy reach of local amenities, schools, and transport links, making it a fantastic opportunity for buyers seeking space and convenience in a popular residential area.



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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.

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.

Reception Room 1

9' 7" x 13' 4" (2.92m x 4.06m)
Max Measurements

Reception Room 2

13' x 14' (3.96m x 4.27m)
Max Measurements

Kitchen

10' 5" x 10' (3.17m x 3.05m)

Shower Room

5' x 6' 6" (1.52m x 1.98m)

Downstairs Wc

4' 2" x 2' 7" (1.27m x 0.79m)

Utility Room

7' 5" x 6' 7" (2.26m x 2.01m)

Rear Porch

5' 11" x 3' 11" (1.80m x 1.19m)

Bedroom 1

12' 5" x 16' (3.78m x 4.88m)
Max Measurements

Bedroom 2

10' 10" x 11' 3" (3.30m x 3.43m)
Max Measurements

Bedroom 3

9' 10" x 9' 9" (3.00m x 2.97m)

Bedroom 4

10' 6" x 6' 11" (3.20m x 2.11m)

Toilet

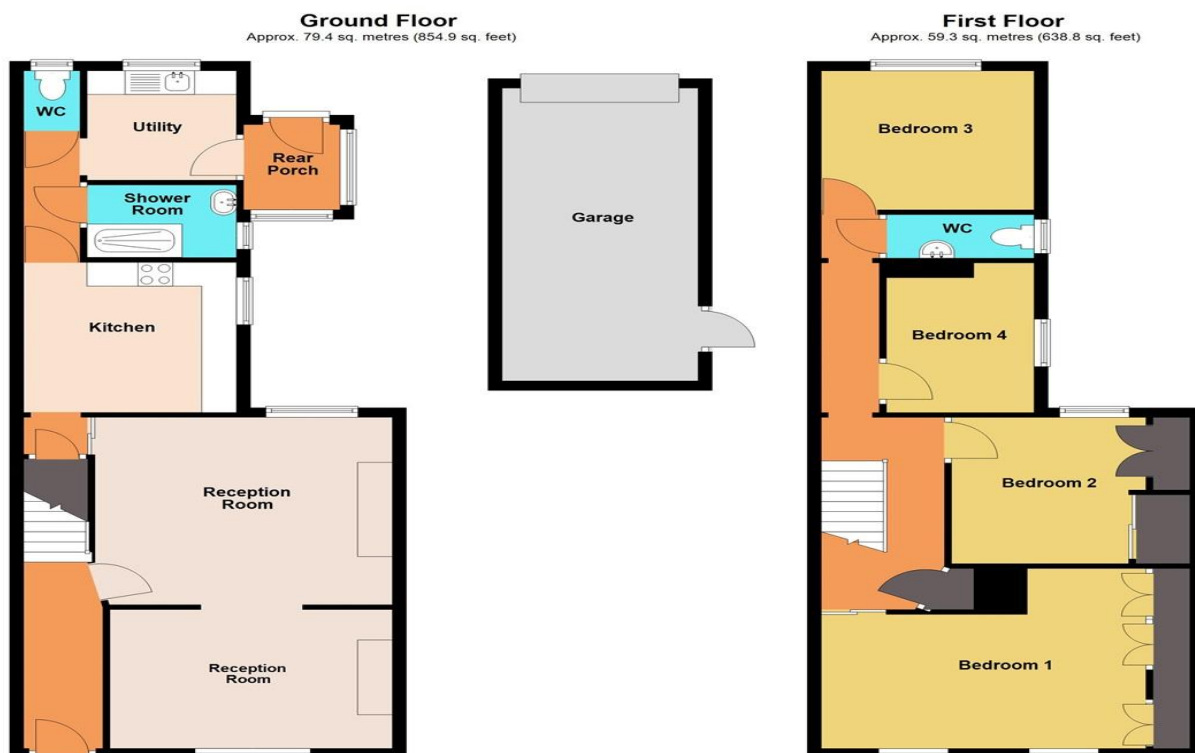
2' 11" x 6' 5" (0.89m x 1.96m)

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Floorplan



Total area: approx. 138.8 sq. metres (1493.8 sq. feet)
22 Trafalgar Street

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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