



## 3 Gordding Terrace

, Llangoed, LL58 8NG

**Auction Guide £90,000**



Guide Price £90000 to £110000 \* Plus 5% Buyers Premium + VAT

In conjunction with Town & Country Property Auctions; tel:- 0800 334 5090

For sale by unconditional online auction, registration is now open. Bidding opens on 29/04/2026 17:30 and ends on 29/04/2026 19:20.

A spacious and extended inner terrace house centrally situated within the village, considered an ideal first time purchase. Having gas central heating and double glazing, the house has two reception rooms, fitted kitchen with spacious Utility Porch off. To the first floor there are two bedrooms, and a modern 4 piece bathroom, as well as a spacious converted attic suited as a third bedroom. Yard areas to the front and rear and spacious Store Shed. Worthy of inspection and sold with no onward chain.



### Living Room 14'3" x 10'11" (4.35 x 3.33)

Having a large double front bay window giving a good amount of natural daylight, and a double glazed front door. Attractive cast iron fireplace surround with tiled inlay and hearth. Coved ceiling, tv connection and radiator. Staircase to the first floor.

### Sitting/Dining Room 12'4" x 11'2" (3.78 x 3.42)

Having a feature painted brick inglenook fireplace housing a "Fatso" cast iron stove, and cupboard and shelving to the alcove. Timber beamed ceiling, dado rail, radiator, understairs store cupboard.

### Kitchen 13'0" x 7'0" (3.98 x 2.15)

In a cottage style with light timber kitchen units with ample worktop surfaces with tiled surround and integrated Belfast sink with brass monobloc tap. Brick inglenook with inset hob and further eye level oven. Tiled floor, Worcester combi propane gas central heating boiler.

### Utility Porch 10'11" x 6'0" (3.33 x 1.83)

A spacious storage area with double glazed back door, and with space for a washing machine, dryer and fridge/freezer.

### First Floor Landing

With staircase to the attic floor, radiator.

### Bedroom 1 13'0" x 12'0" (3.97 x 3.67)

A naturally light room with two front aspect double glazed windows giving partial mountain views. Understairs store, radiator.

### Bedroom 2 11'3" x 8'11" (3.44 x 2.74)

Having a rear aspect window, radiator.

### Lobby

With a good sized linen cupboard and further storage cupboard.

### Bathroom 8'9" x 6'11" (2.69 x 2.12)

Having a modern four piece suite in white comprising of a pine panelled bath with matching pine panelled ceiling. Shower enclosure with glazed door and thermostatic shower control. Wash basin, WC, radiator.

### Attic Hobbies Room 13'2" x 13'1" (4.03 x 4.00)

Suitable as a bedroom and with good headroom, radiator, eaves storage area and roof window.

### Outside

Front concreted yard with pedestrian access off a private lane.

Rear yard area with pedestrian access giving good outdoor storage and access to a spacious Store Shed

### Services

Mains water, drainage and electricity.

Propane gas central heating.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### Auction Details

All information can be obtained from Town & Country Property Auctions on 0800 334 5090

### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

### Auction Information.

To view the auction information, click the Online Bidding button by visiting [tcpa.co.uk](http://tcpa.co.uk).

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### Material Information

Material information will be provided within the legal pack- to download visit our website [tcpa.co.uk](http://tcpa.co.uk).

### Auctioneer Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

### Council Tax

Band C

### Energy Efficiency

Band G

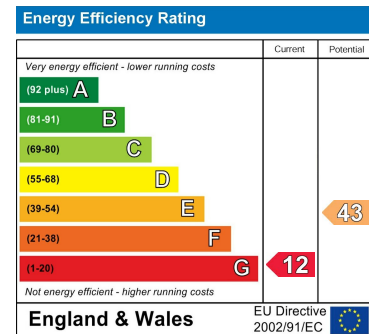
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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