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## St. Dials Road

Guide Price £130,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Start Bid £130,000 - NO CHAIN
- Family Bathroom
- Two Reception Rooms
- Spacious Kitchen
- Rear Garden
- Close to Shops, Schools, and Local



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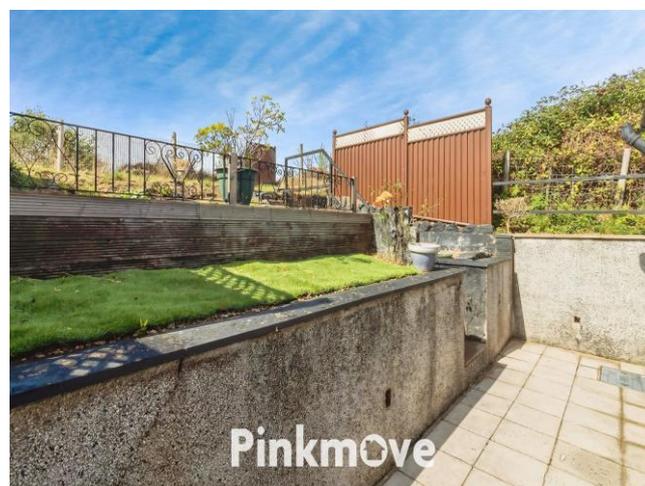


## About the property

Offered with No Chain this delightful property offers excellent potential and is ideal for families, first-time buyers, or investors seeking a home in a convenient location. Internally there is a welcoming living room that leads into a separate dining room, creating a natural flow for everyday living and entertaining. From the dining room, you enter a spacious open-plan kitchen at the rear of the property. The family bathroom is also located at the rear, easily accessible from the main living areas.

Upstairs, the property features three bedrooms, each offering comfortable accommodation suitable for family members, guests, or home working. Outside, the rear garden is tiered and includes a patio area ideal for outdoor dining, along with a raised decking space perfect for relaxing or entertaining.

Situated in the popular St Dials area of Cwmbran, the property benefits from excellent access to local amenities. Cwmbran Town Centre is just over a mile away, offering a wide range of shops, restaurants, and leisure facilities. Families will appreciate the proximity to well-regarded schools such as Blenheim Road Community Primary School and Cwmbran High School. Transport links are excellent, with easy access to the A4042 and M4 for commuting to Newport, Cardiff, and Bristol. Cwmbran train station is approximately 1.5 miles away, providing convenient rail connection





## 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

11' 3" x 9' 11" ( 3.43m x 3.02m )

### Dining Room

11' 2" x 10' 2" ( 3.40m x 3.10m )

### Kitchen

11' 5" x 14' 3" ( 3.48m x 4.34m )

### Bathroom

9' 10" x 6' 6" ( 3.00m x 1.98m )

### Bedroom 1

11' 3" x 13' 9" ( 3.43m x 4.19m )  
Max Measurements

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## Floorplan

### Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)

**10 St Dials Road**

## 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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