



Brynhyfryd Road

guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No On Going Chain
- Buyer Fees Only Payable Once A Bid Is Accepted!
- Excellent Sized Garden
- Oozing with Character and Potential
- Deceptively Spacious & Lovingly



 3  1  2



About the property

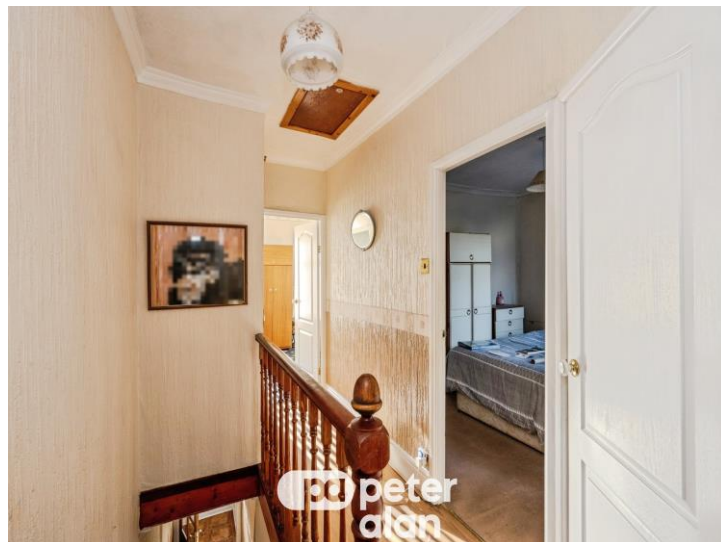
A fantastic, unique opportunity to purchase this deceptively spacious family home, available with no on going chain within the 'Giants Grave' Briton Ferry! Boasting excellent links to commuting routes via the A465/M4 corridor, as well as frequently running buses and a local / main line train station within the town centre. Excellent for attendance to well renowned schools such as Ysgol Tyle'r Ynn, Carreg Hir and Bae Baglan Super School. The home is approached via a gated forecourt, with on street / permit parking to the front. A previous occupier had been given a disabled parking space that could be re-instated with the appropriate enquiries. Internally, the property comprises of an entrance porch and hallway, with stairs to the landing, and floor through to an open plan lounge / diner, with double doors out to the enclosed garden, a sitting room and the well maintained fitted kitchen. The first floor houses all three double bedrooms and the family shower room. Internal viewings are highly recommended to truly appreciate this lovely home!

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.

Entrance Porch And Hallway

Lounge Area

9' 7" x 13' 8" (2.92m x 4.17m)

Dining Area

11' 7" x 14' 2" Max (3.53m x 4.32m Max)

Sitting Room

11' 1" x 8' 9" (3.38m x 2.67m)

Kitchen

8' 5" x 8' 4" (2.57m x 2.54m)

Landing

Bedroom One

17' 2" Max x 10' 1" (5.23m Max x 3.07m)

Bedroom Two

11' 4" Max x 11' 1" Max (3.45m Max x 3.38m Max)

Bedroom Three

7' 2" Plus Recess x 9' Max (2.18m Plus Recess x 2.74m Max)

Forecourt & Rear Garden

Floorplan

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.