





Sir Ivor Place, Dinas Powys, CF64 4QZ

allen & harris

Welcome to

Sir Ivor Place, Dinas Powys

Spacious four-bedroom terrace home in sought-after Dinas Powys, featuring a loft-converted principal bedroom with en suite, enclosed rear garden and driveway parking for two vehicles. Conveniently located close to local amenities, schools and transport links.













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 Hall

Stairs to first floor with under-stair storage. Radiator with cover. Meter cupboard. Doors to kitchen and lounge/diner.

Lounge / Diner

Double glazed window to front. Radiator with cover. Additional radiator. TV point. Hall into kitchen.

Kitchen

Double glazed window to side. Fitted with wall and base units. Sink and drainer unit. Integral oven, grill and gas hob with extractor fan. Dishwasher. Washing machine. Door to lane.

Utility Room

Space for furniture and appliances. Electric radiator

Landing

Doors to bedrooms 2,3&4, bathroom, WC and airing cupboard.

Bedroom Two

Double glazed window to rear. Fitted wardrobes. Built-in unit. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to front.

Bathroom

Obscured double glazed window to rear. Panelled bath with shower over. Wash hand basin with vanity unit. Fully tiled.

Wc

WC. Fully tiled

Bedroom One

Two double glazed skylights. Access to eaves. Radiator. Door to ensuite.

Ensuite

Shower cubicle. Wash hand basin. WC. Wall mounted vanity unit. Extractor fan.

Front Garden

Paved driveway for two vehicles. Path to side access.

Rear Garden

Laid to lawn. Paved patio. Further patio with stone chippings. Storage shed.

Agent's Note

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Sir Ivor Place, Dinas Powys

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious terrace family home with four bedrooms arranged over three floors
- Generous lounge/diner. Fitted kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: D









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR107133

The Property Ombudsman

Property Ref:
PNR107133 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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