



## Gwaun-Bant, guide price £70,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom mid-terraced property
- no ongoing chain
- Ideal first time buy or buy to let property
- Council Tax Band A
- Viewing Highly recommended
- EPC Rating: Awaited



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## About the property

Situated in the highly sought-after village of Pontycymer, Bridgend, this spacious three-bedroom mid-terrace property is offered for sale with no ongoing chain, presenting an excellent opportunity for buyers seeking a home full of potential in a convenient and picturesque location.

Perfectly positioned opposite the playing fields and park, and just a short distance from the local supermarket and transport links, this property offers both everyday convenience and a lovely community setting.

The accommodation briefly comprises an entrance hallway, a spacious lounge and dining room which are open plan to each other, providing a bright and versatile living area, and a kitchen to the rear overlooking the garden.

To the first floor are three bedrooms and a family bathroom.

Externally, the property features a mature, well-established rear garden, offering an attractive outdoor space ideal for relaxation or entertaining.

Offered to the market for the first time since it was built, this delightful home provides a rare opportunity to modernise and create a stunning family residence in a popular location. Viewing is highly recommended to appreciate the size, setting, and potential this property offers.







## 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 Hall

**Lounge** - 12' max x 8' 10" max ( 3.66m max x 2.69m max )

**Dining Room** - 12' 7" max x 11' 6" max ( 3.84m max x 3.51m max )

**Kitchen** - 12' 7" x 11' 6" ( 3.84m x 3.51m )

### First Floor

#### Landing

**Bedroom One** - 7' 8" x 11' 8" ( 2.34m x 3.56m )

**Bedroom Two** - 9' 5" x 8' 9" ( 2.87m x 2.67m )

**Bedroom Three** - 6' 9" x 8' 5" ( 2.06m x 2.57m )

### Bathroom

#### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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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