



St. Marys Road, guide price £155,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward chain
- Move Straight in
- 56 day exchange and complete
- Off road parking
- Good size rear garden
- EPC Rating: E



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About the property

Peter Alan are pleased to offer for sale with no onward chain this spacious semi detached property situated in Pontllanfraith, positioned in a popular residential development that has great access to road links to the M4 corridor, local amenities, and schools. The nearby towns of Caerphilly and Blackwood offer shops and supermarkets and a lovely local cinema!

The property offers spacious living accommodation comprising to the ground floor, Entrance hallway with stairs to the first floor, through to the lounge with feature fireplace and surround, conservatory over looking the garden, modern fitted kitchen with a range of wall, floor storage units and integrated appliances, The kitchen is open plan to dining area, side porch/utility and shower room.

To the first floor there is two double bedrooms with a family bathroom, and bedroom three with stair access to attic room. Further benefits include double glazing and gas central heating.

Externally the property has a driveway and forecourt garden to front and to the rear has a large enclosed garden with patios, lawns, storage shed and greenhouse.



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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

14' x 12' 1" (4.27m x 3.68m)
Double glazed French doors and windows to rear (into conservatory). Electric coal effect fire with feature surround and mantle.

Kitchen/dining Room

19' 8" x 12' 4" (5.99m x 3.76m)

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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