



## Clyngwyn Road, guide price £300,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Viewing is recommended
- Detached family home
- Virtual viewing available
- Generously sized rear garden
- Four bedrooms
- EPC Rating: Awaiting



 5  2  2



## About the property

A well-presented four double bedroom detached house offered for sale. Situated in the sought after village, Ystalyfera and within close proximity to local schools, shops, public transport links, and directly opposite the property is a childrens playground. The spacious accommodation briefly comprises; entrance hall, lounge, living room, kitchen/ diner and shower room to the ground floor. To the first floor there are four bedrooms and a bathroom. The outside the property sits on a healthy plot offering fully enclosed front garden with a driveway and garage, with a large rear garden with an abundance of fruit trees, plants, and an array of wild birds. This ideal family home further benefits from an outbuilding, and rear garage at the end of the generous plot. Viewing is highly recommended to appreciate. Please call Peter Alan Morrison to arrange a viewing on 01792 798201 or book 24/7 on our website.



## 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 £6,000.00 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.

### Entrance Porch

Tiled floor, with windows and a door to:

### Entrance Hall

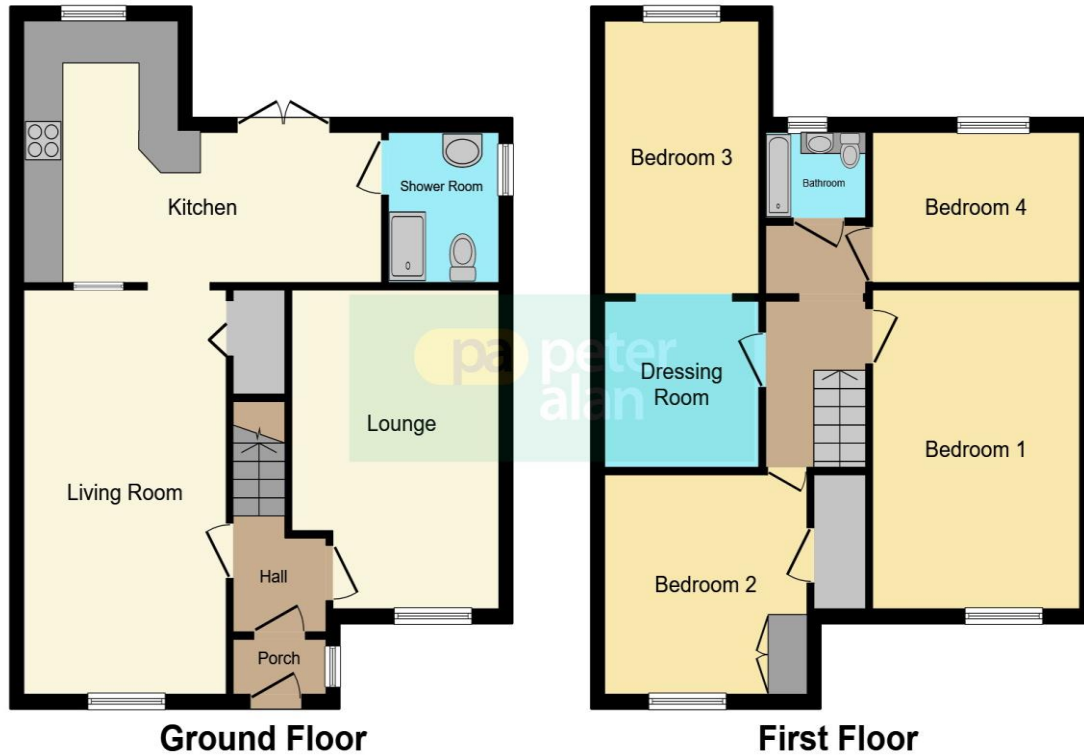
fitted carpet, with stairs to the first floor and doors to:

### Living Room

01792 798201

morrison@peteralan.co.uk

## 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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