



Rees Row

guide price £118,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No On Going Chain
- Sought After Location
- Two Bedrooms
- Council Tax Band - B
- EPC Rating: E



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About the property

Two bedroom end terraced cottage situated in the popular location of Bryncethin offering great links to the M4 and in close proximity to local schools, shops and local amenitie

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.

Living Room

21' 9" x 11' 9" (6.63m x 3.58m)

Situated to the front of the property, with original wooden beams to the ceiling and fitted carpet along with stair case to first floor. Arch way leading to kitchen

Kitchen

13' 6" x 5' 4" (4.11m x 1.63m)

Laid with tiled floor fitted with electric ceramic hob and oven. Space for under counter washing machine. uPVC door and window. Door way leading to utility area and boiler housed.

Bathroom

To the lower flower floor fitted with bath shower cubicle wash hand basin and wc

Master Room

14' 3" x 11' 9" (4.34m x 3.58m)

laid with fitted carpet and featuring the original beams to the ceiling

Bedroom Two

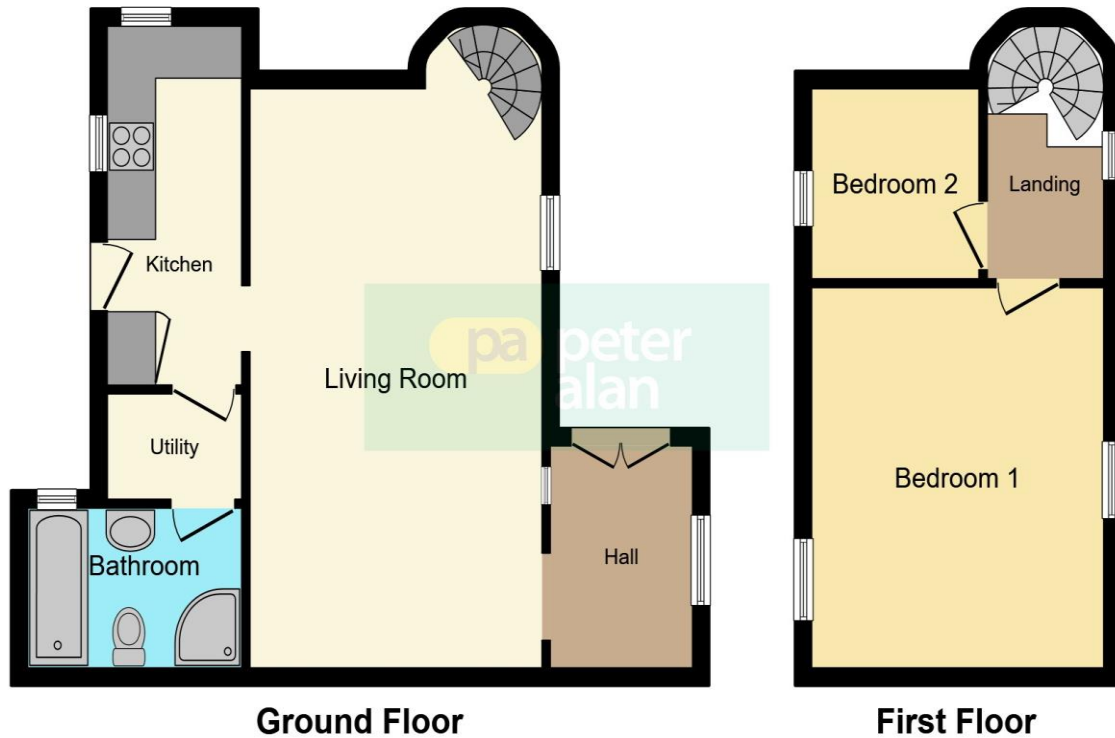
6' 8" x 6' 8" (2.03m x 2.03m)

Single bedroom laid with fitted carpet

Outside

To the outside of the property you will find side access to the rear enclose yard

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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