



## Dan-Y-Coed, guide price £140,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- No Ongoing Chain!
- Garage!
- Off Road Parking!
- Log burners!
- Modern Fitted Kitchen!
- EPC Rating: Awaited



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## About the property

An Ideal first time purchase, investment or family home, now available in the semi rural village of Tonmawr, Port Talbot. Boasting excellent links to the M4 corridor, perfect for commuters through Port Talbot or Neath (where you will also find mainline train stations and frequently running buses) into Cardiff or Swansea. Fantastic access to renowned schools including St Joseph's Catholic Schools and Cefn Season Community Comprehensive.

The home is approached via a driveway to the front with side access available to the garage, as well as an enclosed rear garden with lawned and patio areas perfect for entertaining.

Internally, the property comprises of an entrance hallway, with stairs leading to the landing and doors leading through to a cozy lounge and a modern fitted kitchen/diner space, both rooms fitted with log burners! Upstairs, the home offers three generously sized bedrooms and a modern fitted bathroom with a walk in shower. Internal viewings are highly recommended to truly appreciate this lovely home!





## 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.

### Lounge

10' 9" x 9' 10" ( 3.28m x 3.00m )

### Kitchen/Diner

19' 10" x 11' 4" ( 6.05m x 3.45m )

### Bedroom One

10' 9" x 9' 9" ( 3.28m x 2.97m )

### Bedroom Two

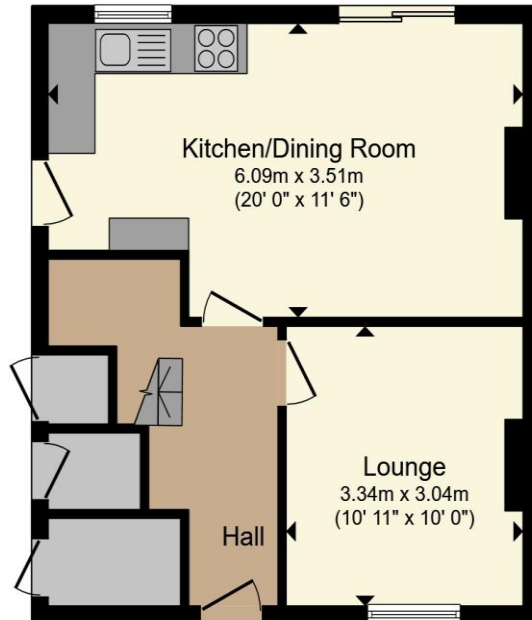
12' 1" x 11' 5" ( 3.68m x 3.48m )

### Bedroom Three

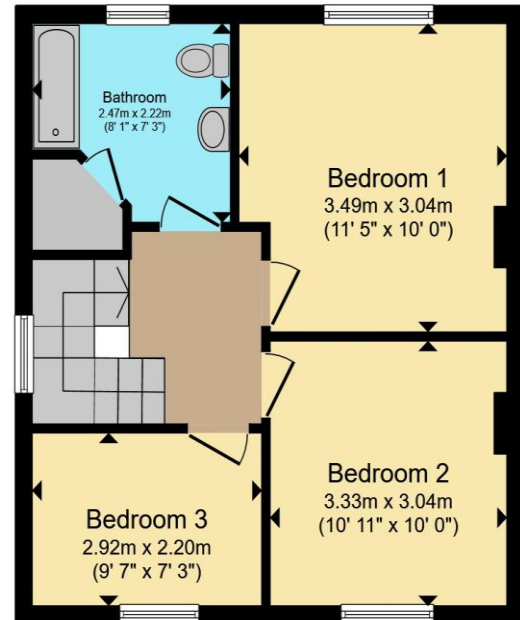
9' 6" x 7' 2" ( 2.90m x 2.18m )

### Front And Rear Garden

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 84.7 m<sup>2</sup> (911 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## 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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