



Felindre Road, guide price £200,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three spacious double bedrooms
- Ample off-road parking for multiple vehicles
- Easy access to the M4 motorway
- Council Tax Band C
- Convenient location close to local amenities
- EPC Rating: D



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About the property

Situated on the popular Felindre Road in Pencoed, this spacious three double bedroom semi-detached property is set back from the road and benefits from a generous front garden along with off-road parking for multiple vehicles.

The property offers well-proportioned and versatile living accommodation throughout.

To the ground floor, an entrance porch leads into a bright open-plan lounge/diner featuring a charming open-fire, creating a warm and inviting focal point. There is also an additional reception room, ideal for use as a home office, formal dining room, or playroom.

The kitchen is spacious and practical, while to the side of the property there is an extension requiring modernisation, presenting fantastic potential for further development. This extra space could be utilised as an additional reception room, utility area, or dedicated home office depending on individual requirements.

To the first floor, the property boasts three generous double bedrooms, along with a large family bathroom fitted with a four-piece suite including double basins, bath, and separate shower cubicle.

Conveniently located, the property is within easy reach of Pencoed town centre and a range of local amenities including Pencoed Swimming Pool, Bowls Club, and Rugby Club. Excellent transport links are also nearby, with straightforward access to the M4 motorway, making this an ideal location for commuters.





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.

Reception Room - 21' x 13' 5" (6.40m x 4.09m)

Dining Room - 9' 10" x 8' 10" (3.00m x 2.69m)

Kitchen - 10' 10" x 9' 10" (3.30m x 3.00m)

Storage - 21' x 6' 7" (6.40m x 2.01m)

First Floor

Landing

Bedroom One - 13' 9" max x 10' 10" max (4.19m max x 3.30m max)

Bedroom Two - 11' 2" x 10' 6" (3.40m x 3.20m)

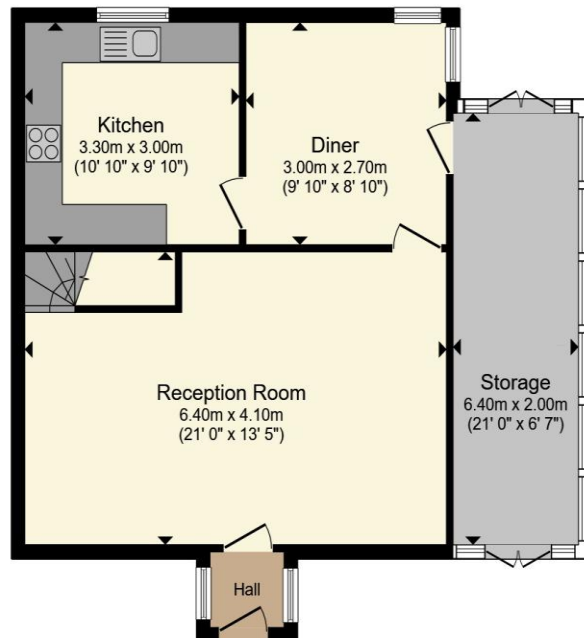
Bedroom Three - 11' 2" x 7' 10" (3.40m x 2.39m)

Bathroom

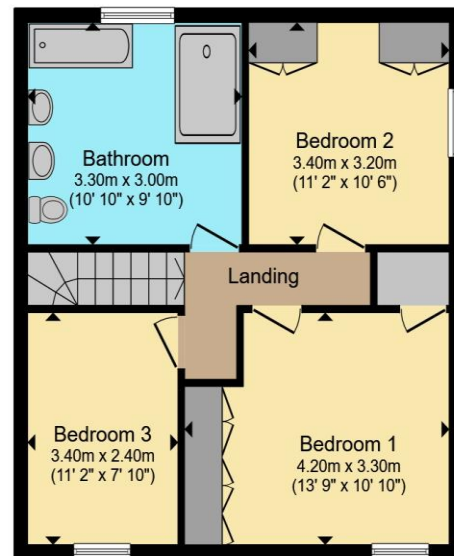
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Floorplan



Ground Floor



First Floor

Total floor area 119.0 m² (1,281 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

Important Information

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