



Heol Adare

guide price £175,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious detached bungalow
- Formerly 3 bedrooms, easily converted back
- Detached garage and Driveway parking for several vehicles
- Close to Ynysawdre Leisure Centre, schools and local amenities
- Easy access to M4 motorway links at Junction 36
- EPC Rating: D Council Tax Band: D



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About the property

Offered for sale with no ongoing chain, this spacious detached bungalow occupies a desirable position in the popular Tondy area of Bridgend, conveniently located close to Ynysawdre Leisure Centre, Coleg Cymunedol y Dderwen (CCYD), local shops and amenities. The property also benefits from excellent transport connections, with easy access to the M4 motorway links at Junction 36 (Sarn), and is within close proximity to Bryngarw Country Park.

The well-proportioned accommodation briefly comprises an entrance hallway, a generous kitchen/breakfast room with ample space for informal dining and seating, and a superb open-plan lounge/diner. The dining area was previously utilised as a third bedroom and could easily be converted back if required, offering excellent flexibility for a variety of buyers. To the rear of the property are two spacious double bedrooms, together with a conveniently appointed easy-access wet room bathroom.

To the first floor, there is a useful loft room, ideal for use as a home office, hobbies room or occasional guest accommodation, benefiting from its own en-suite shower room and additional eaves storage.

Externally, the property enjoys both front and rear gardens, providing pleasant outdoor space for relaxation and entertaining. Further benefits include a detached garage and a private driveway offering off-road parking for several vehicles.





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.

Entrance Hall

Lounge/Diner - 27' 7" max x 11' 10" max (8.41m max x 3.61m max)

Kitchen - 16' 1" x 5' 3" (4.90m x 1.60m)

Bedroom One - 11' 10" x 10' 2" (3.61m x 3.10m)

Bedroom Two - 11' 10" x 9' 2" (3.61m x 2.79m)

Bathroom

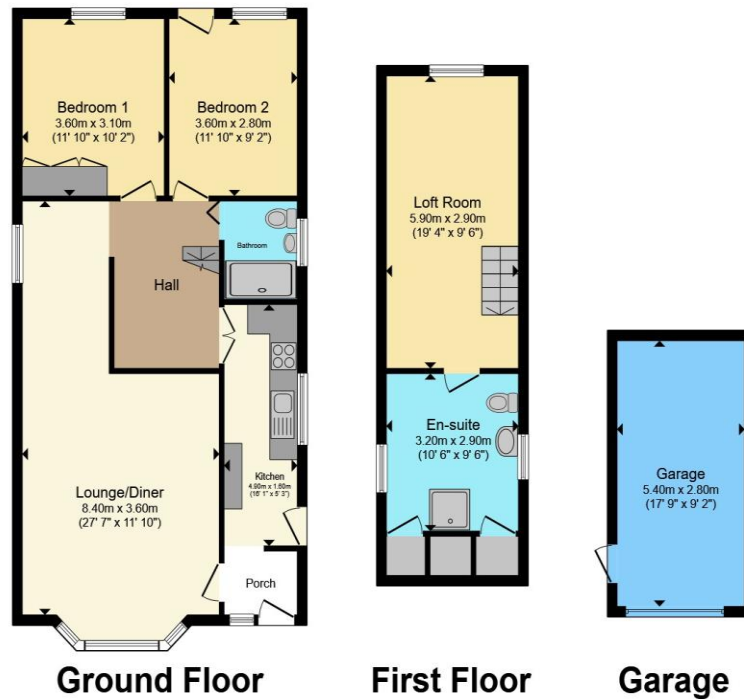
Loft Room - 19' 4" max x 9' 6" max (5.89m max x 2.90m max)

Ensuite Shower Room - 10' 6" x 9' 6" (3.20m x 2.90m)

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Floorplan



Total floor area 115.7 m² (1,245 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

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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