



Vincent Close, Barry, CF63 2AG

welcome to

Vincent Close, Barry

Offered with NO CHAIN and its own GARDEN, this first floor maisonette is a rare find. With it's own front door it offers spacious accommodation with two double bedrooms, separate kitchen, lounge and shower room, whilst benefitting from double glazing and gas central heating with combination boiler

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.

Front Garden

Brick wall to front and side, mature shrubbery, pathway to the side giving access to the REAR GARDEN.

Hall

Carpeted stairs to flat on first floor, hand rails, storage cupboard, doors to living accommodation

Living Room

13' 2" x 10' 10" (4.01m x 3.30m)
Carpet, window to front aspect, radiator, power point, fireplace, wall-mounted thermostat

Kitchen/Breakfast room

12' 6" x 7' 11" (3.81m x 2.41m)
Tiled floor and splashback, window to rear aspect, range of wall and base units with complementary work surface, wall-mounted boiler, radiator, stainless steel sink and drainer with mixer tap over, integrated oven with gas hob, space for fridge/freezer and washing machine, power points

Bedroom One

12' 8" x 9' 6" (3.86m x 2.90m)
A double bedroom with fitted carpet, window to front aspect, fitted wardrobes, radiator, power point

Bedroom Two

11' 8" x 10' 10" (3.56m x 3.30m)
A second double bedroom with fitted carpet, window to rear aspect, radiator, power point

Bathroom

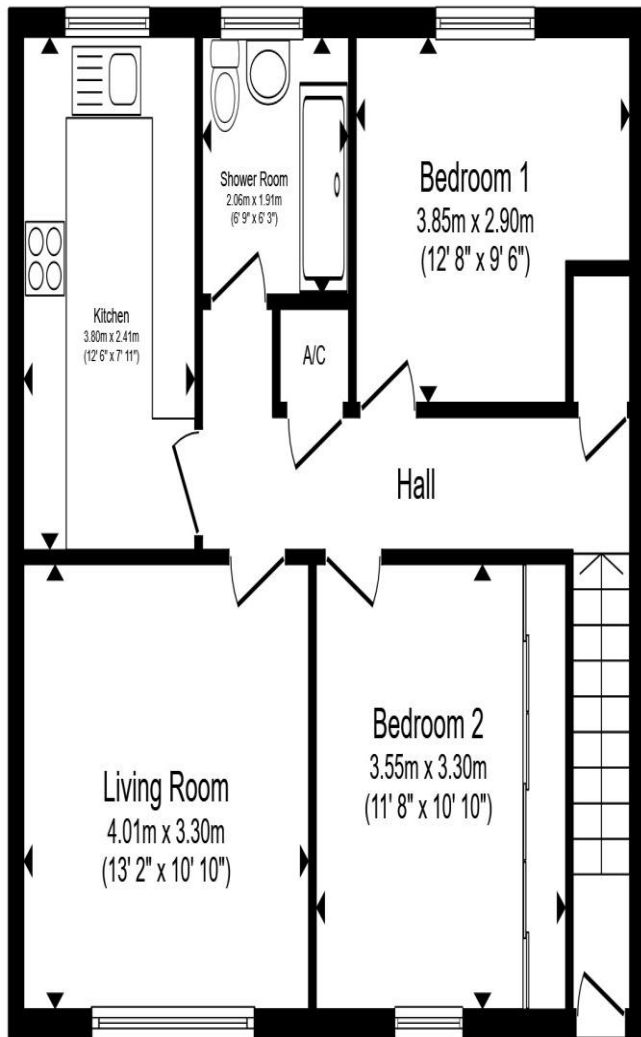
6' 9" x 6' 3" (2.06m x 1.91m)
Tiled floor and walls, obscured window to rear aspect, bath with electric shower over, W.C., wash hand basin, radiator

Rear Garden

Accessed via a pathway to the side of the property, there are two brick-built storage sheds and an enclosed and surprising private level garden to the rear. Requiring some clearance it could be a beautiful space, giving the new owners access to a sizeable garden which is rare in this price range.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



Total floor area 61.4 m² (661 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



welcome to
Vincent Close,
Barry

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FIRST FLOOR APARTMENT WITH ITS OWN GARDEN AND OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



view this property online allenandharris.co.uk/Property/BRY108336



Property Ref:
BRY108336 - 0011

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