

17 Bryn Henllan, Brynna, RCTCBC. CF72 9SG



£130,000 Guide Price

Main Features

- NO CHAIN
- TWO BEDROOM
- SEMI-DETACHED
- BUNGLOW
- ENCLOSED REAR GARDEN
- SHOWER ROOM
- FITTED KITCHEN
- FREEHOLD
- COUNCIL TAX - C - EPC rating D

General Information

NO CHAIN. Nicholas Michael are pleased to offer for sale this two double bedroom semi detached bungalow situated in a cul-de-sac location in the village of Brynna. - Conveniently located close to both the busy shopping areas of Talbot Green and Pencoed. Easy access to M4 Junctions 34 & 35. The mainline train station at Llanharan & Pencoed are within a few minutes drive.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and

conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Entrance Porch

3 4 x 5 9 (1.02m x 1.75m)

UPVC double glaze entrance porch, radiator.

Entrance Hall

Living Room

17 6 x 10 9 (5.33m x 3.27m)

UPVC double glazed picture window to front, textured and coved ceiling, radiator, Adams style fireplace with living flame effect gas fire, fitted carpet, wired for two wall lights.

Kitchen

9 4 x 9 8 (2.84m x 2.94m)

Extensively fitted with a range of white fronted wall and floor units with marble effect work surfaces, UPVC double glazed window to front with one and a half bowl inset sink unit below, plumbed for automatic washing machine, fully ceramic tiled walls, textured and coved ceiling, space for gas cooker.

Conservatory

5 1 x 8 3 (1.55m x 2.51m)

UPVC double glazed with dwarf walling, double opening French doors leading to rear garden, glass roof, vinyl tiled flooring, wired for wall lights, radiator.

Rear Garden

Enclosed rear garden with patio with decorative stones, side access to front, access to shed.

Tenure

FREEHOLD

EPC Rating

D

Council Tax

C

Viewings

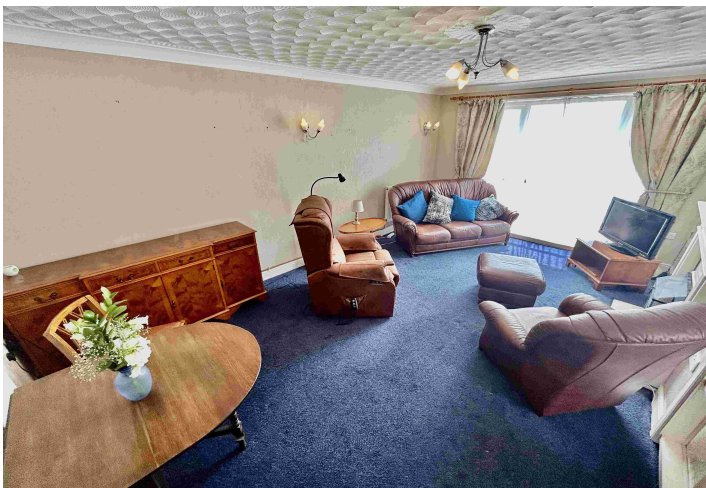
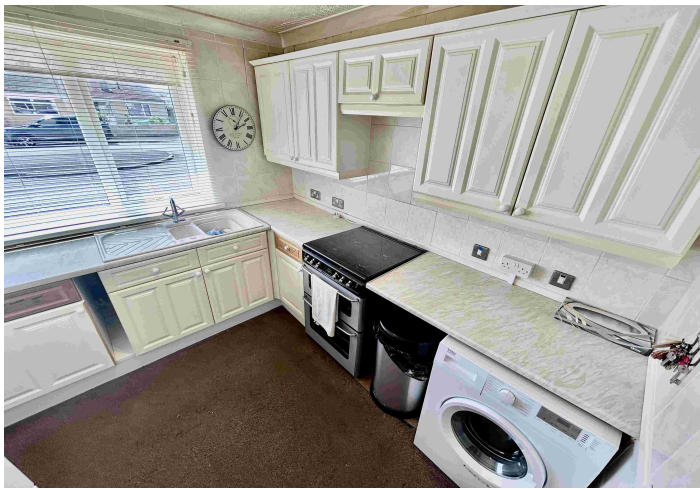
Utilities

Mains water, mains electricity, mains gas, mains drainage (Services not tested)

Current council tax banding C

Current heating type Gas

Tenure Freehold




GROUND FLOOR



BRYN HENLLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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