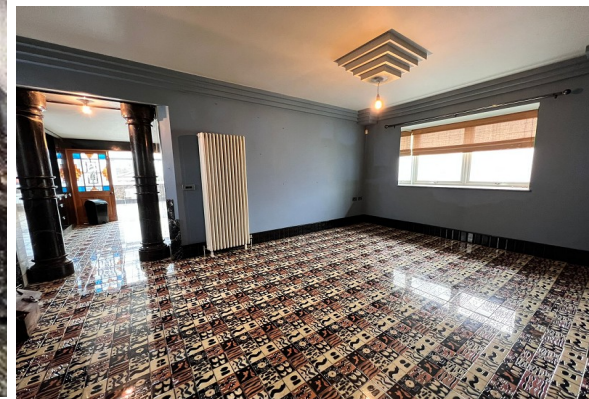


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



68 Alltygrug Road, Ystalyfera, City And County of Swansea. SA9 2AR



PETER MORGAN

£150,000 Guide Price

Main Features

- FOR SALE BY MODERN AUCTION - T & C's apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction
- Detached Three Bedrooms
- Freehold
- Council Tax D/ EPC - D
- Unique Art Decor Theme Throughout
- Japanese Style Pagoda
- Log Burner

General Information

This property is for sale by Modern Method of Auction, powered by iamsold LTD - Starting Bid £150,000 plus Reservation Fee.

This incredible unique designed freehold property. Offering spacious accommodation benefiting from hand finished glazed internal doors throughout, three bedrooms, two reception rooms, marble granite features and an enclosed rear garden with Japanese style Pagoda. Situated in a village close to local school, shops and other local amenities whilst having easy access to the A465 and M4 corridor. With such spectacular interior design a viewing is highly recommended for any appreciation to be at all possible.

GROUND FLOOR

Hallway

Art deco tiled flooring, part tiled walls and handmade carpeted stairs to the first floor.

Doors to;

W.C.

Comprising of a low level WC, wall mounted wash hand basin, tiling to the floor and walls.

Lounge

(13' 1" x 14' 7") or (4.0m x 4.45m)

uPVC double glazed window to the front aspect, art deco tiled flooring, marble skirting boards and grand ceiling lighting.

Main Lounge

(21' 4" x 13' 1") or (6.50m x 4.0m)

uPVC double glazed window to the side aspect, unique coving, Art deco tiled flooring, black granite skirting boards, a grand marble fire place with pillars and a log burner and a vertical column radiator.

Through pillars to;

Kitchen

(13' 1" x 15' 7") or (4.0m x 4.75m)

Appointed with a range of black matching wall and base units and marble worktops over with an inset composite matt sink with mixer tap, integrated oven, integrated fridge freezer and an induction hob with stainless steel hood over.

uPVC double glazed window, Art decor tiled flooring, part tiled walls and a gas fired combi boiler serving hot domestic water and central heating.

Sun Room

(16' 5" x 14' 9") or (5.0m x 4.50m)

Enter through stain glass double oak doors, uPVC double glazed windows surrounding with a fully transparent roof allowing in natural light, art deco tiled flooring and a column radiator.

Double doors onto a large patio and a generous versatile space.

FIRST FLOOR

Landing

Carpeted flooring, vertical column radiator, marble skirting boards and inset ceiling lighting.

Oak doors to;

Bathroom

A statement bathroom comprising of a free standing roll top bath with waterfall tap with shower attached, counter top wash hand basin and a low level WC. uPVC double glazed window to the front aspect, a vertical column radiator, unique coved ceilings, marble effect tiled flooring, part tiled walls and inset ceiling lighting.

Bedroom One

(9' 10" x 9' 10") or (3.0m x 3.0m)

uPVC double glazed window, art deco tiled flooring and a vertical column radiator.

Bedroom Two

(9' 10" x 9' 0") or (3.0m x 2.75m)

uPVC double glazed window, art deco tiled flooring, a vertical column radiator and glass sliding wardrobes.

Bedroom Three

(9' 0" x 8' 2") or (2.75m x 2.50m)

Two uPVC double glazed windows to the front aspect, art deco tiled flooring, a vertical column radiator and access to the loft above.

EXTERNALLY

Gardens

Front patio laid garden with path leading to the rear garden.

Mature rear garden laid to patio with purpose built Japanese style Pagoda, sheltered wood storage and an outbuilding for storage.

Council Tax

Band D

£2,017.35

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Viewings

Strictly By Appointment Only

Utilities

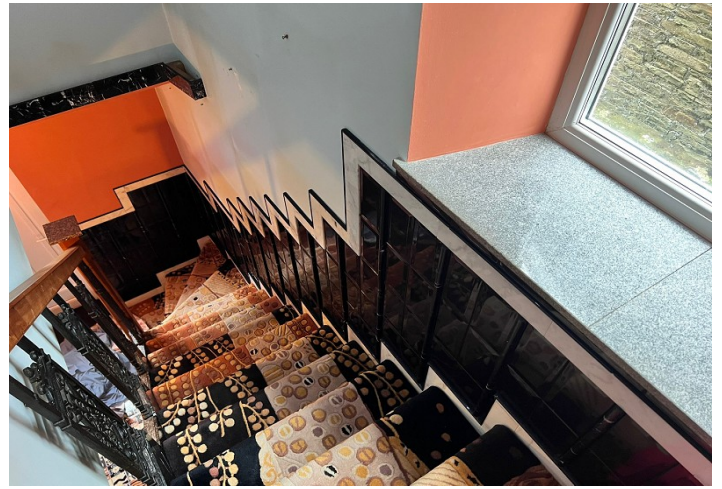
Mains electricity, mains gas, mains drainage, mains water (Services not tested)

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold

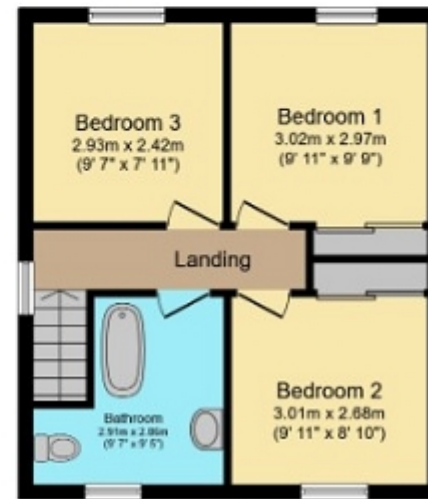









Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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 ?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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