

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



53 Crynallt Road, Neath, Neath Port Talbot. SA11 3RN



PETER MORGAN

£50,000 Guide Price

Main Features

- FOR SALE BY MODERN METHOD OF AUCTION T&C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction
- View, Bid, Buy!
- Two Bedroomed Ground Floor Flat
- Off Road Parking To The Front
- Leasehold
- EPC - C

General Information

This property is for sale by Modern Method of Auction powered by iamsold LTD

A charming two bedroomed ground floor flat benefitting from off road parking and a private rear garden. Internally benefitting from two bedrooms, a lounge, kitchen and bathroom. Located in a popular village, Cimla, conventionally close to many local amenities, within a few minutes from Neath Town centre whilst also having easy access to the A465.

Potential Rental Yield - 15%

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, uPVC window to the front aspect, laminate flooring and radiator.

Doors to;

Reception

uPVC window to the front aspect, laminate flooring and a feature fireplace with electric fire.

Bedroom One

uPVC window to the rear aspect, laminate flooring, radiator and a cupboard housing a 'Baxi' combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath with shower over. uPVC frosted window to the rear aspect, part tiled walls, laminate flooring, tiled flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC windows to the rear and side aspect, plumbing in place for a washing machine, space for a freestanding fridge freezer, integrated cooker with gas hob and extractor fan over, tiled flooring and a uPVC door to access the rear garden.

Bedroom Two

uPVC window to the front aspect, laminate flooring and radiator.

EXTERNALLY

Gardens

A front driveway offering off road parking.

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.

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

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

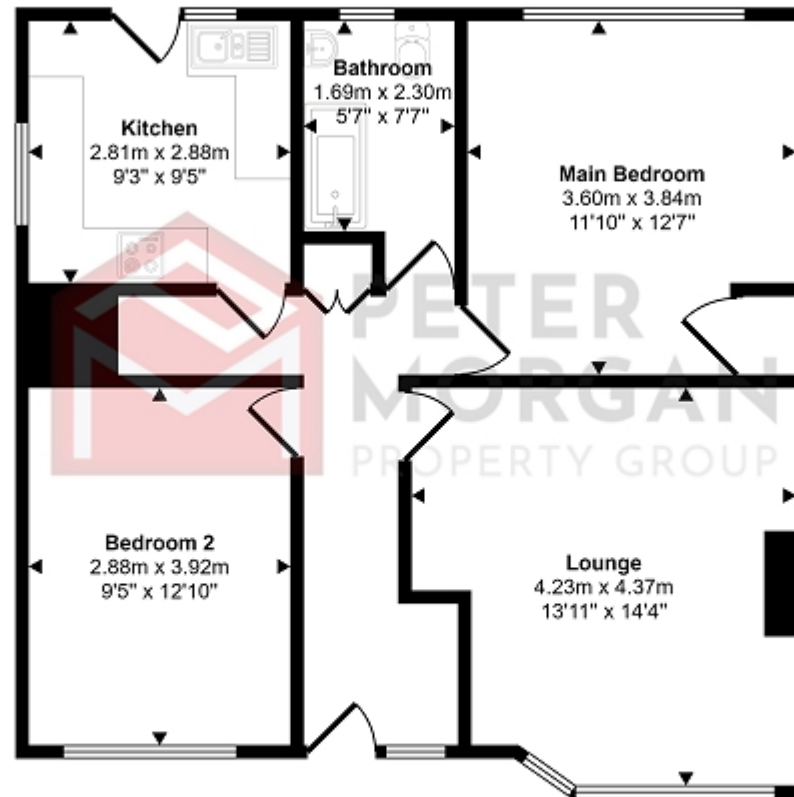
Current council tax banding A

Current heating type Gas

Tenure (To be confirmed) Leasehold




Approx Gross Internal Area
67 sq m / 726 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(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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