

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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23 Coronation Terrace, Nantylffyllon, Maesteg, Bridgend. CF34 0EP

£125,000 Guide Price



PETER MORGAN

Main Features

- For sale by Modern Method Auction - T&C's apply
- Subject to reserve price
- Buyers fees apply
- Fitted kitchen
- Ground floor bathroom
- Close to all local amenities, Nantyllyllon Primary School, local shops, park and public transport routes
- Approximately 9 miles from the M4 at Junction 36
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC:D

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAM SOLD LIMITED - STARTING BID £125,000 PLUS RESERVATION FEES.

An opportunity to purchase this semi detached property located in Nantyllyllon, Maesteg.

Situated in a popular location and close to all local amenities, Nantyllyllon Primary School, local shops, park and public transport routes. The property is also within close proximity of Maesteg Town Centre.

The property comprises open plan living accommodation to the ground floor with a newly fitted modern kitchen, two receptions and a newly fitted bathroom. First floor landing and three bedrooms. Externally offers an enclosed garden which could be utilised as off street parking. The property benefits from uPVC double glazing and combi gas central heating (last tested 02/10/2024). Please visit our new and improved Website for more information!

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £7,080.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.

GROUND FLOOR

Lounge

uPVC door and uPVC double glazed window to front. Staircase to first floor. Understairs cloaks area. Laminate flooring.

Dining Room

uPVC double glazed window to side. Radiator. Laminate flooring. Wooden door to lounge.

Kitchen

uPVC double glazed window and door to side. Fitted kitchen comprising a range of wall mounted and base units. Integral electric oven, gas hob and extractor hood. Breakfast bar with integral fridge freezer, storage cupboards and tiled splashback. Plumbed for washing machine. Part tiled walls. Tiled floor. Radiator. Wooden door to..

Bathroom

uPVC double glazed window to side. 4 piece bathroom suite comprising w.c, hand wash basin with storage cupboard, bath and shower cubicle. Tiled floor. Heated towel radiator. Extractor fan.

FIRST FLOOR

Landing

Carpeted staircase from ground floor. Carpet. Doors to bedrooms.

Bedroom 1

2 uPVC double glazed windows to front. Carpet. Radiator.

Bedroom 2

uPVC double glazed window to rear. Airing cupboard housing combi gas central heating boiler (last tested 02/10/24) and shelving. Carpet. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator. Carpet.

Side Garden

Raised hardstanding. Wood fence surround. Gate.

General Information

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

Current council tax banding

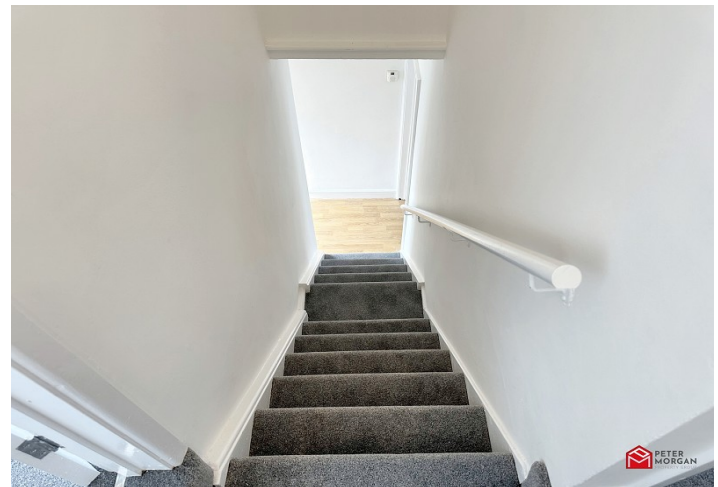
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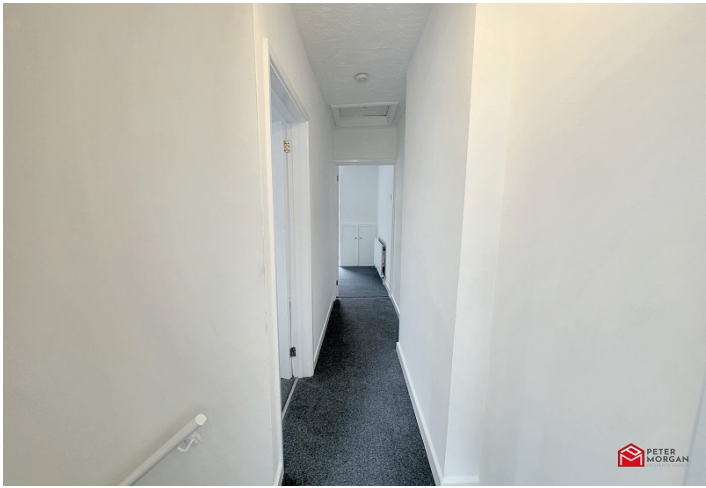
Current heating type

Combi

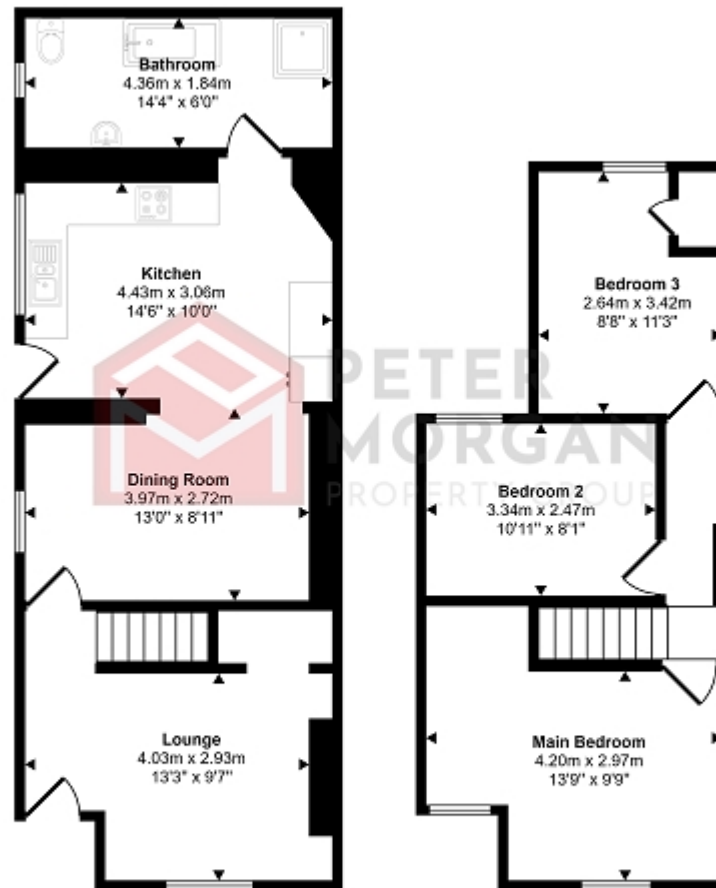
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
87 sq m / 941 sq ft



Ground Floor
Approx 52 sq m / 560 sq ft

First Floor
Approx 35 sq m / 381 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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