

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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45 Golwg Y Bryn, Seven Sisters, Neath, Neath Port Talbot. SA10 9BY



£65,000 Guide Price

Main Features

- Selling Through Auction
- Buyers Fees Apply
- In Need Of Renovation Throughout
- Offers A lot Of Potential
- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking

General Information

In need of renovation throughout, this semi detached property has potential for investment purposes. Situated in a small village close to its local amenities, a short drive to the nearest villages such as Crynant, Abercraf, Glynneath, whilst also having easy access to the A465.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.

GROUND FLOOR

Porch

Hallway

Doors to;

Lounge

Bay window to front aspect.

Dining Room

Window to rear aspect.

Kitchen

Base units with inset sink. Window to side aspect.

Door to;

Rear Hall

Bathroom

Panelled bath, pedestal wash hand basin and WC.

Utility Room

Wall and base units. Window to side aspect.

FIRST FLOOR

Landing

Split landing.

Doors to;

Bedroom One

Dual windows to front aspect.

Bedroom Three

Window to rear aspect.

Bedroom Two

Window to side aspect.

EXTERNALLY

Outbuilding

Rear Garden

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 water, mains drainage (Services not tested)

Current council tax banding B

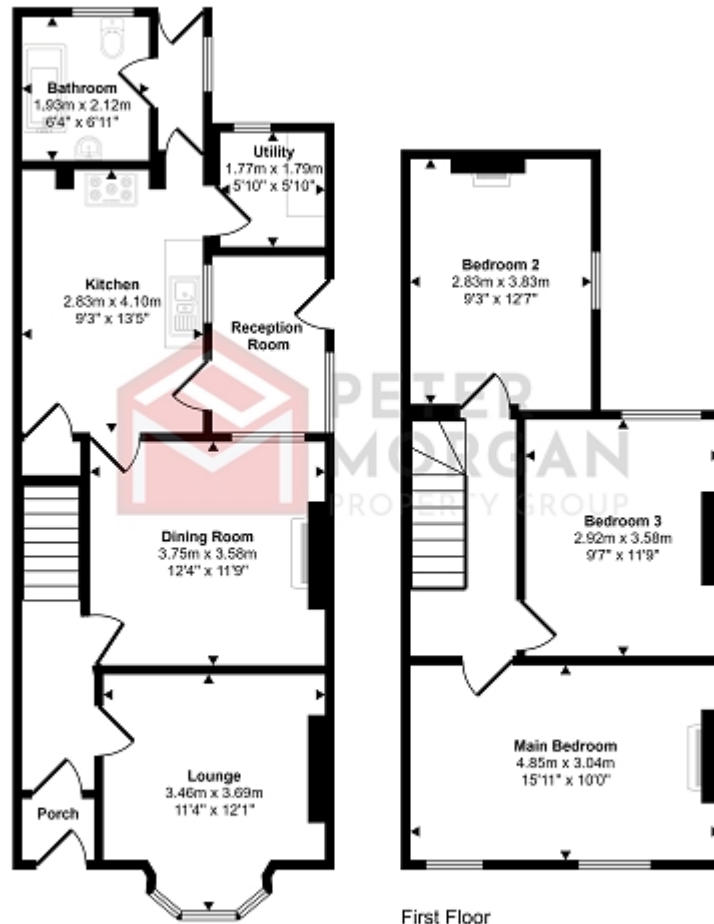
Current heating type Not Specified

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
106 sq m / 1138 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft

First Floor
Approx 44 sq m / 479 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.

| 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 | | |
| (39-54) E | | |
| (21-38) F | 22 | |
| (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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