

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



22 Dwyfor Road, Cymmer, Port Talbot, Neath Port Talbot. SA13 3RF



£65,000 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
- Hard standing for Potential Driveway
- No Chain
- Council Tax Band - A
- EPC Rating - C

General Information

This property is for sale by Modern Method of Auction, powered by iamsold LTD - Starting Bid £65,000 plus Reservation Fee.

We are pleased to offer this three bedroom detached property situated within the semi rural area of Croeserw. This three bedroom detached house is of non-standard construction and offers good size accommodation throughout. Located within walking distance of a local park, shop and Croeserw Primary School and is Ideally located for those who enjoy outdoor activities such as hiking and mountain biking this property would make an ideal first time purchase or family home.

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.

GROUND FLOOR

Hallway

UPVC Door into the passage with access to enter the living room and kitchen.

Lounge

Modern but traditional features and fire place.

Kitchen

Fitted kitchen with tiled floor, with access leading to utility room.

Shower Room

Downstairs WC consisting of w/c and basin

FIRST FLOOR

Landing

First floor landing provides access to 3 bedrooms and family bathroom

Bedroom One

Main bedroom with front street view.

Bedroom Two

Double bedroom with front street view

Bedroom Three

Double bedroom at rear of property with garden view.

Bathroom

Tiled bathroom with shower over the bath.

EXTERNAL

Front Garden

Steps leading to property with either side paved patio area's and side access.

Rear Garden

Steps leading to tiered areas divided into three sections and gated rear access

INFORMATION

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at fsteam@petermorgan.net (fees will apply on completion of the mortgage)

EPC Rating

C

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

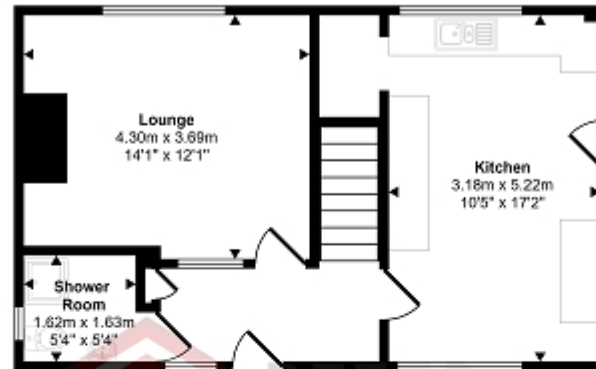
Current heating type Combi

Tenure (To be confirmed) Freehold

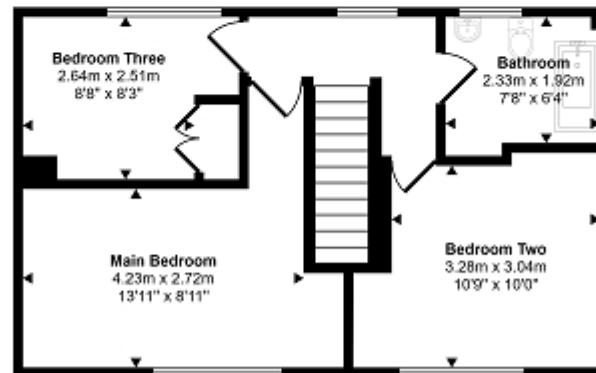




Approx Gross Internal Area
92 sq m / 995 sq ft




Ground Floor
Approx 45 sq m / 489 sq ft



First Floor
Approx 47 sq m / 506 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		84
(69-80) C	69	
(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 ?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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