

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



4 Water Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7AN



£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
- 3 bedroom mid terrace house
- Lounge/ dining room and conservatory
- Situated at the entrance to Ogmore Vale, convenient for playing fields, cycle track, local school, shops, leisure centre and bus stop
- Approximately 7 miles from the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: D

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD. STARTING BID £65,000 PLUS RESERVATION FEE.

3 BEDROOM MID TERRACED HOME WITH SOUTH FACING REAR GARDEN PROVIDING ACCESS TO PLAYING FIELDS AND CELTIC TRAIL CYCLE TRACK. REQUIRING MODERNISATION.

Situated at the entrance to Ogmore Vale, convenient for playing fields, cycle track, local school, shops, leisure centre and bus stop. Approximately 7 miles from the M4 at Junction 36.

This home has accommodation comprising open plan lounge/ dining room, kitchen, bathroom, conservatory and 3 first floor bedrooms. The property benefits from uPVC double glazing and combi gas central heating. Offered for sale with vacant possession.

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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.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 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

Hallway

uPVC double glazed front door. Understairs store cupboard. Wall mounted electric meter and metal consumer unit. Carpet. White colonial style door to...

Lounge/Dining Room

uPVC double glazed window to front. Day and night blind. Internal window and folding door to kitchen. Colonial style door leading to staircase and first floor. Two radiators. Brick style open fireplace. Boxed in gas meter. Telephone and Internet connection points. TV connection point. Smoke alarm.

Kitchen

uPVC double glazed window and doors to conservatory. A range of base units. Stainless steel sink unit. Gas and electric cooker points. Radiator. Plumbed for washing machine.

Bathroom

uPVC double glazed window to rear. Three-piece suite in white comprising close coupled WC with pushbutton flush, bath with mixer tap and shower spray and pedestal hand wash basin with mixer tap. Radiator.

Conservatory

uPVC double glazed windows and sliding patio door. Wall light. Power points. Laminate flooring.

FIRST FLOOR

Landing

Staircase to ground floor. Loft access. Carpet.

Bedroom 1

uPVC double glazed window with open Southerly aspect over playing field, woodland and hills. Airing cupboard housing Combi gas central heating boiler.

Bedroom 2

uPVC double glazed window with day and night blind to front. TV connection. Wardrobe. Radiator.

Bedroom 3

uPVC double glazed window with day and night blind to front. Radiator.

EXTERIOR

Rear Garden

South facing rear garden with rear vehicle access and pedestrian gate access to playing field. Open aspect of hills & woodland. Paved patio. Block built boundary walls and outbuilding.

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 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

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

A

Current heating type

Combi

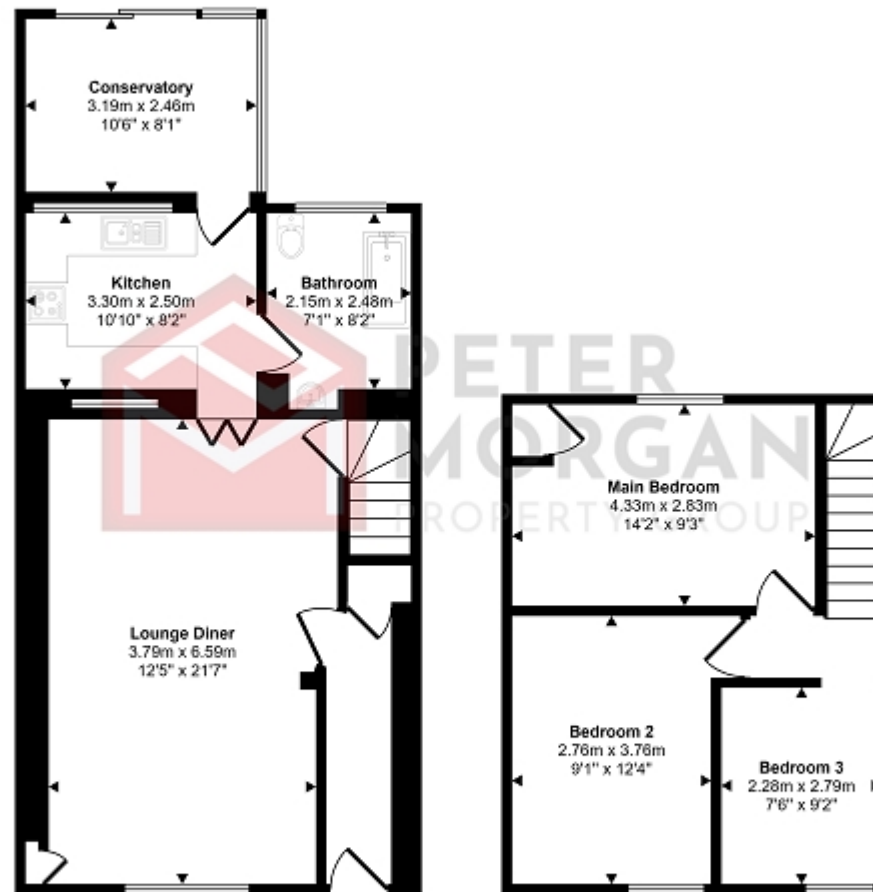
Tenure

Freehold






Approx Gross Internal Area
97 sq m / 1043 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft

First Floor
Approx 36 sq m / 384 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		87
(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 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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