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'Dove Cottage', 1 Glannant Row, Shwt, Bridgend, Bridgend County. CF32 8UB

£225,000 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
- Extended 3 double bedroom end of terrace
- Semi rural countryside hamlet location
- Detached double garage
- Ideal for commuters and families, looking for unique property within a semi rural location
- uPVC double glazing and LPG combi gas central heating
- Council Tax Band: C. EPC:F

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD - STARTING BID £225,000 PLUS RESERVATION FEE.

EXTENDED THREE DOUBLE BEDROOM END OF TERRACED HOME WITH DETACHED DOUBLE GARAGE IN A SEMI RURAL COUNTRYSIDE CONVENIENT HAMLET WITHIN 4 MILES OF THE M4, BOASTING SPACIOUS ACCOMMODATION & OFFERED FOR SALE WITH VACANT POSSESSION.

This property is located in a small hamlet within 3 to 4 miles approximately of the M4 at Junction 36. Schools, shops, Country Park and cycle tracks are within approximately 2 miles. Ideal for commuters and families, looking for unique property within a semi rural location.

This property has internal accommodation, comprising hallway, lounge/dining room, fitted kitchen/breakfast room, sun lounge, utility room, cloakroom, first floor landing, three double bedrooms and family bathroom. Externally there is a family size garden to rear, garden to front, off-road parking and detached double garage.

This property has uPVC double glazing, and LPG Combi gas central heating and a multifuel stove. The property requires some remedial works.

Visit our new and improved website for more information.

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.

GROUND FLOOR

Hallway

uPVC double glazed door to front and window to side. Tiled floor. Coved ceiling. Dado and plate rails. Radiator. Part glazed Oak door to..

Lounge/Dining Room

2 uPVC double glazed windows to front and one to side. Multifuel stove set in split stone tiled recessed fireplace with wood mantle and tiled hearth. Alcove. Hardwood spindled and carpeted quarter turn staircase to 1st floor. Two radiators. Corniced ceiling with ceiling roses. TV connection. Mains powered smoke alarm. Digital wall mounted central heating thermostat. Carpet (we are advised the carpet covers hardwood floor, not verified).

Kitchen/Breakfast Room

uPVC double glazed window to rear. Shaker style kitchen with illuminated butchers block worktops. Central breakfast island with induction hob and base storage. Integral Neff oven, grill and microwave plate. Warming drawer. Carousel corner unit. Composite double sink unit with monobloc tap. Tiled splashback. American style fridge freezer to remain. Plumbed for dishwasher. Extractor fan. Corniced ceiling with inset spotlights. Ceramic tiled floor. Part glazed hardwood door to utility room. uPVC double glazed patio doors to..

Sun Lounge

uPVC double glazed windows and patio doors. Vaulted ceiling with inset spotlights. Ceramic tiled floor. Radiator. Wall lights.

Utility Room

uPVC double glazed door to rear garden. Fitted wall mounted and base units. Composite double sink unit with monobloc tap. Brick style part tiled walls. Plumbed for washing machine. Ceramic tiled floor. Coving. Radiator. Fitted store cupboard.

Cloakroom

Close coupled Saniflow WC with push button flush and macerator. Tiled floor coving.

FIRST FLOOR

Landing

Oak balustrade with spindles. Carpet. Loft access to boarded loft with skylight windows. Coved ceiling. Ceiling rose. Airing cupboard housing Worcester LPG Combi boiler. Mains powered smoke alarm. White panelled doors to bedrooms and bathroom.

Family Bathroom

uPVC double glazed window to rear. Four piece fitted suite in white comprising close coupled WC with push button flush, two sink bowl units with monobloc taps set in hardwood vanity unit with base shelving. Tiled splashbacks. Shower bath with glass screen and overhead mixer shower. Fully tiled walls and floor. Radiator. Plastered and coved ceiling. Vanity mirror. Radiator.

Bedroom 1

Double aspect room with views of countryside from both windows. uPVC double glazed windows to side and rear. Radiator. Carpet. Corniced ceiling. Fitted wardrobes.

Bedroom 2

2 uPVC double glazed windows to front with open aspect. Carpet. Coving. Radiator. Fitted wardrobes.

Bedroom 3

2 uPVC double glazed windows to side. Radiator. Alcove. Coving. Carpet.

EXTERIOR

Front Garden

Stone built boundary wall with inset planting beds. Central raised planting area. Gate access to front and rear. Access to main entrance door to dwelling. Off-road parking for one car in front of garage (more parking opposite within communal parking area).

Detached Double Garage

Electronic remote control up and over door. Two uPVC double glazed windows and door to rear garden. uPVC double glazed window to side. Electric light and power. Staircase to boarded loft space with light. Water tap and floor drain. Vent for tumble dryer .

Rear Garden

The rear garden has a countryside setting and is private. Comprising turfed mature garden areas. Paved patio. Mature shrubs and trees. LPG gas cylinder. Access to main dwelling via Sun lounge and utility room. Rear access to double garage with courtesy light. Outdoor power points. Water tap.

General Information

This house is half leasehold and half freehold. Original cottage and garden has 999 yr lease from 1st July 1892. Extended area, garage and garden is Freehold.

Leasehold details

999 years from 1st July 1892

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

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage. LPG central heating.

Current council tax banding C

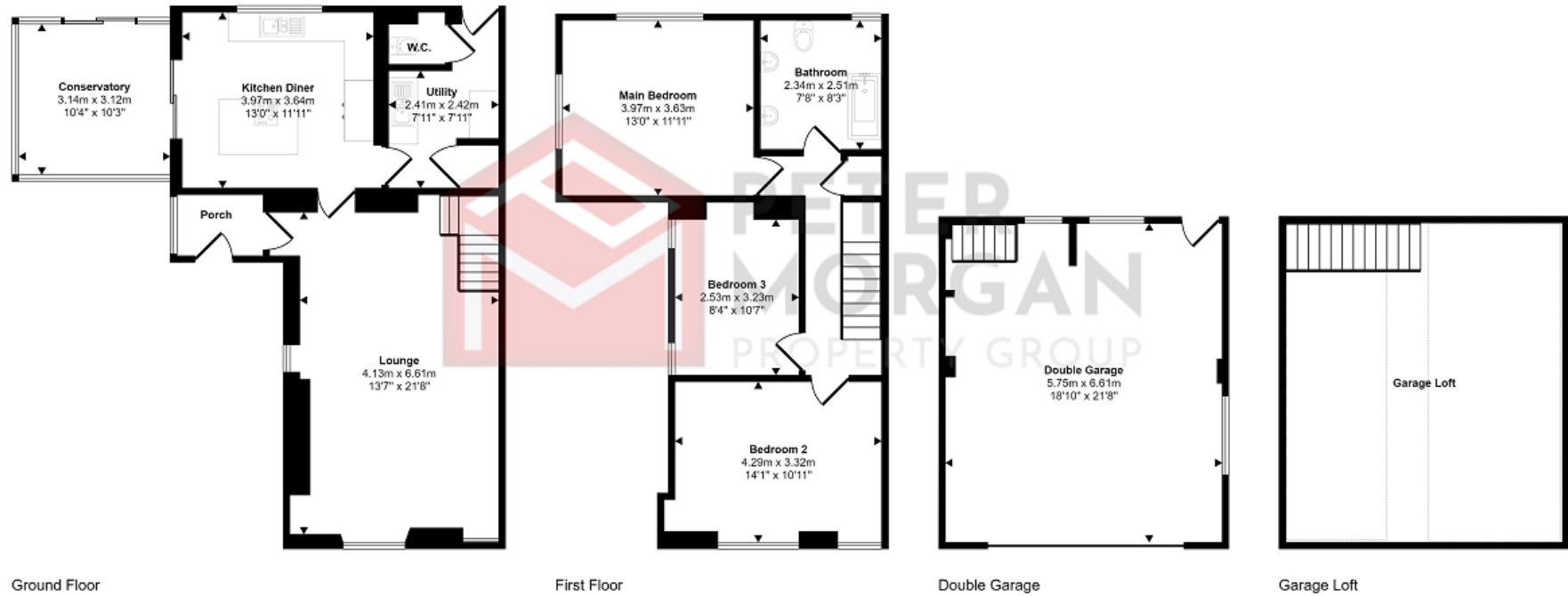
Current heating type Gas Tank

Tenure (To be confirmed) Sol. To Verify









Ground Floor

First Floor

Double Garage

Garage Loft

 Denotes head height below 1.5m

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		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(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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