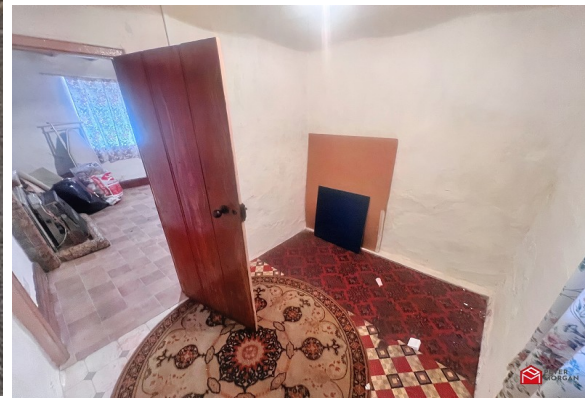


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



4 Metcalfe Street, Maesteg, Bridgend. CF34 0TB

**£35,000 Guide Price**





## Main Features

- For sale by Modern Auction. Terms and conditions apply
- Subject to Reserve Price
- Buyers fees apply
- Cash offers only
- Potential investment opportunity
- 2 reception rooms
- Rear garden and outside W.C
- Located within walking distance to local shops
- Short drive from Maesteg centre with its local shops and amenities
- Council Tax Band: A. EPC:

## General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD - STARTING BID £35,000 PLUS RESERVATION FEE.

Located within walking distance to local shops and just a short drive away from Maesteg centre with its local shops and amenities. It also has good road links to the M4 and Bridgend town centre.

We are pleased to bring to market, this unique investment property on Metcalfe Street. The property offers a lounge and dining room with an additional room for a kitchen to the ground floor. To the first floor comprises the space for 2 bedrooms. Externally the property benefits from a rear garden with rear access and a garage in need of repair.

Viewing is highly recommended and is offered to cash purchasers only. Visit our new and improved website for more information.

### Auctioneer Comments

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.

## 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

### Lounge

uPVC double glazed window to front. Vinyl flooring. Storage cupboard. Electric fire with marble effect fire surround. Wired smoke alarms. Staircase to first floor.

### Dining Room

uPVC double glazed window to rear. Light fitting.

### Kitchen

uPVC double glazed door to garden. Sink unit with electric water heating pump. Coal fireplace with wooden mantle surround. Vinyl flooring. Multiple electric sockets.

## FIRST FLOOR

### Landing

Wooden balustrade. Wired smoke alarm. Light fitting.

### Bedroom 1

uPVC double glazed window to front. Vinyl flooring. Central ceiling light fitting. Loft hatch.

### Bedroom 2

uPVC double glazed window to rear. Carpet. Ceiling light.

## EXTERIOR

### Rear Garden

Steps leading to pathway. Laid to lawned area. Rear access and garage (in need of repair).

### Outside WC

Situated at the bottom of the garden. Brick built outhouse with block built walls and wooden door.

### Viewings

Strictly By Appointment Only

### Utilities

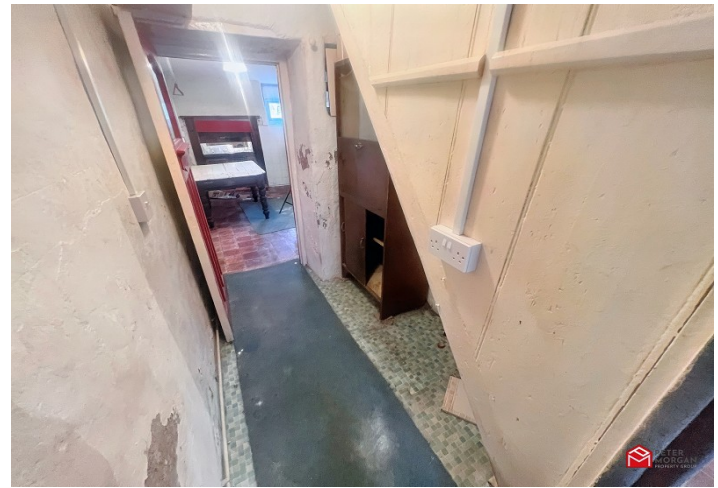
Mains electricity, mains water, mains drainage. Electric Fire.

**Current council tax banding** A

**Current heating type** None

**Tenure (To be confirmed)** Freehold

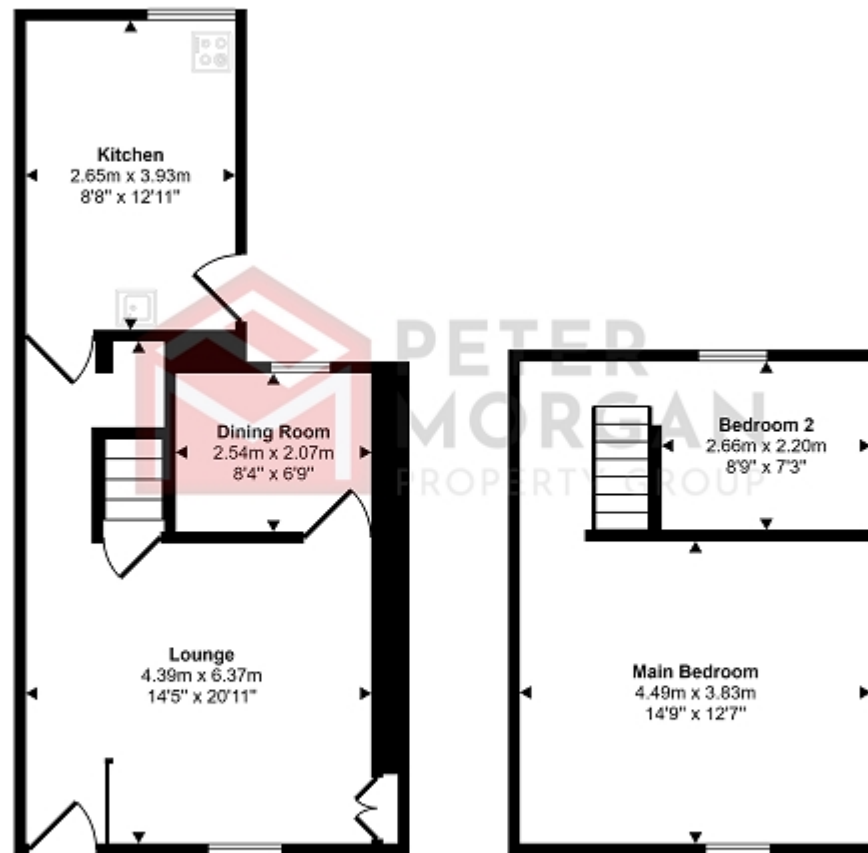









Approx Gross Internal Area  
68 sq m / 729 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 28 sq m / 296 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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