

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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11 Heol Ganol, Sarn, Bridgend, Bridgend County. CF32 9PF



PETER MORGAN

£110,000 Guide Price

Main Features

- For Sale by The Modern Method of Auction-T & C'S apply. Subject to Reserve Price. Buyers fees apply
- 3 bedroom semi detached home. Open plan lounge/ dining room
- First floor bathroom and ground floor cloakroom
- Southerly facing rear garden
- Situated in a central location within the village
- Highly convenient for local schools, leisure centre, shops, rail link and bus link
- Within a quarter of a mile of the M4 at Junction 36 Sarn Services
- uPVC double glazing and Combi gas central heating
- Vacant possession
- Council Tax Band: C. EPC:D

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD- STARTING BID £110,000 PLUS RESERVATION FEE.

THREE BEDROOM SEMI DETACHED HOME WITH OPEN PLAN LOUNGE/ DINING ROOM, FIRST FLOOR BATHROOM, GROUND FLOOR CLOAKROOM, SOUTHERLY FACING REAR GARDEN AND OFFERED FOR SALE WITH VACANT POSSESSION.

The property is situated in a central location within the village. Highly convenient for local schools, leisure centre, shops, rail link, bus link and the M4 which is within a quarter of a mile at Junction 36 Sarn Services.

This home offers family size accommodation requiring a little TLC. The accommodation comprises ground floor hallway, cloakroom, open plan lounge/ dining room, kitchen, first floor landing, bathroom and three bedrooms.

Externally there is a front garden and Southerly facing garden at rear.

The property benefits from uPVC double glazing, Combi gas central heating and

is offered for sale with vacant possession. Please visit our new and improved website for more information!

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 successful buyer will pay £300.00 including VAT for this pack which you must view before bidding. You do not pay just to view the pack, only if you are the successful bidder.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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 Transaction 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. Half turn, carpeted and spindled staircase to 1st floor. Radiator. Tiled floor. Coving. Mains powered smoke alarm.

Cloakroom

uPVC double glazed window to side. Close coupled WC with pushbutton flush and pedestal hand wash basin with monobloc tap in white. Splashback. Tiled floor. Ceiling spotlight. Coving.

Lounge/Dining Room

Originally two rooms, now connected via open square archway. uPVC double glazed window to front. Two uPVC double glazed windows to rear. Radiator. Boxed in electric meter. Fitted carpet. Alcoves. Coving. Internet and telephone connection points.

Kitchen

uPVC double glazed window to side and door to rear. A range of wall mounted and base units. One and a half bowl stainless steel sink unit with mixer tap. Wood effect worktops. Part tiled walls. Integral oven, grill, hob and extractor hood. Stainless steel splash plate. Plumbed for washing machine. Space for tumble dryer. Small breakfast bar. Tiled floor. Radiator. Mains power and smoke alarm. Inset ceiling spotlights. Coving.

FIRST FLOOR

Landing

uPVC double glazed window to front. Radiator. Loft access. Mains powered smoke alarm. Balustrade and spindles. Fitted carpet. White colonial style panelled doors to bedrooms and

Family Bathroom

uPVC double glazed window to side. Close coupled WC with pushbutton flush, hand wash basin with monobloc tap set in vanity unit and bath with overhead electric shower and mixer tap. Tiled walls. Chrome heated towel rail. Inset ceiling spotlights. Coving.

Bedroom 1

uPVC double glazed window, overlooking rear garden. Radiator. Carpet. Coving. Alcove. Built-in airing cupboard, housing wall mounted Combi gas central heating boiler.

Bedroom 2

uPVC double glazed window to front. Radiator. Carpet. Coving.

Bedroom 3

uPVC double glazed window to rear. Radiator. Carpet. Coving.

EXTERIOR

Front Garden

Slightly elevated front garden, laid to lawn. Wrought iron railings and gate. Paved pathways. Gate access to side leading to..

Rear Garden

South East facing. Laid to lawn. Concrete hard standing. Undercover sitting area. Water tap.

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 bcg@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 C

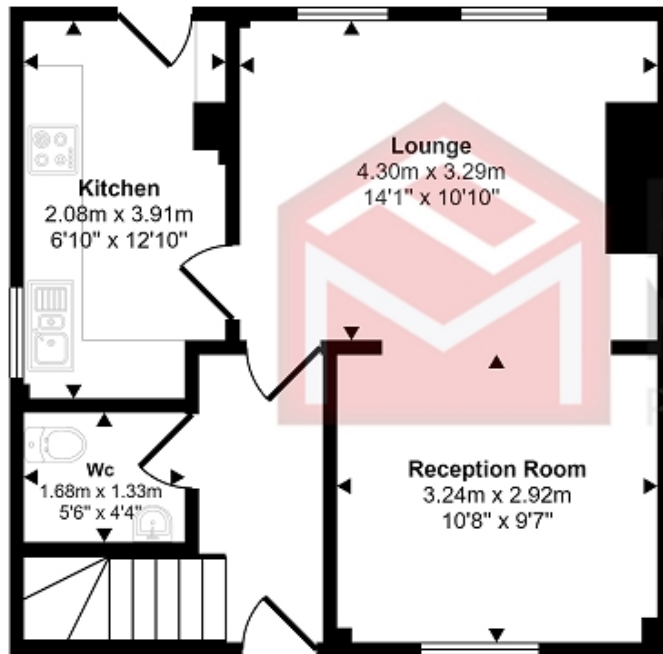
Current heating type Combi

Tenure Freehold

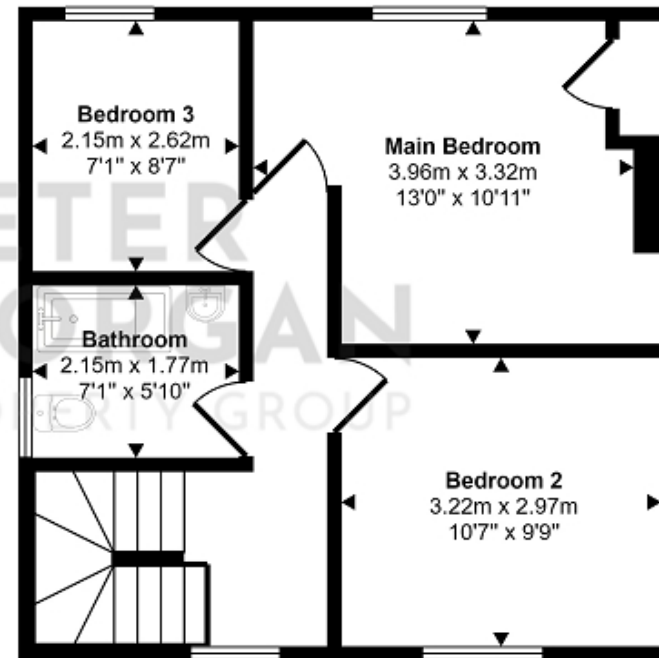




Approx Gross Internal Area
83 sq m / 898 sq ft




Ground Floor
Approx 42 sq m / 447 sq ft



First Floor
Approx 42 sq m / 450 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		85
(69-80) C		
(55-68) D	68	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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