

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



37 Glynllan, Blackmill, Bridgend, Bridgend County. CF35 6EF



PETER MORGAN

£100,000 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
- Three double bedroom semi detached
- Requiring refurbishment and modernisation
- Open plan living area
- Far reaching Southerly views
- approximately half a mile from Blackmill Village Centre with filling station/ convenience store, caf?, two pubs/restaurants and access to the Celtic Trail Cycle Track
- The M4 is within approximately 4 miles at Junction 36 at Sarn
- Council Tax Band C. EPC: G

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD- STARTING BID £100,000 PLUS RESERVATION FEE.

Three double bedroom semi detached home with open plan living areas, bedroom one with balcony, gardens to front, side and rear and enjoying far reaching Southerly views to the front. The property requires refurbishment and modernisation.

Situated approximately half a mile from Blackmill Village Centre with filling station/ convenience store, caf?, two pubs/restaurants and access to the Celtic Trail Cycle Track. The M4 is within approximately 4 miles at Junction 36 at Sarn.

This home has accommodation comprising open plan kitchen/dining room, utility room, open plan lounge, first floor shower room, three double bedrooms and loft room.

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

Kitchen / Dining Room

Dining Area

uPVC double glazed main entrance door and window to front. Tiled floor. 2 radiators. Open plan staircase to 1st floor. Part glazed doors to lounge. Kitchen and dining room connected via archway. Boxed in electric meter and consumer unit.

Kitchen

uPVC double glazed window to rear. A range of fitted wall mounted and base units finished with cream wood grain effect doors. Stainless steel sink unit. Integral oven, grill, ceramic hob and extractor hood. Tiled splashbacks. Doorway to..

Utility Room

uPVC double glazed door and window to garden. Single skin walls. Base unit with worktop. Wall mounted LPG gas Combi central heating boiler (not tested). Plumbed for washing machine. Tiled floor.

Lounge

uPVC double glazed window with views of hills to front. uPVC double glazed French doors to rear garden. Recessed fireplace. Alcoves. Connecting archway. Radiator.

FIRST FLOOR

Landing

Access to bedrooms and shower room.

Shower Room

uPVC double glazed window to rear. Close coupled WC and wash basin. Shower cubicle. PVC clad walls and splash back. Chrome tower rail.

Bedroom 1

Double aspect room with uPVC double glazed windows to rear and uPVC double glazed tilt and turn window. Door leading to balcony to front. Open Southerly views of hills. Wardrobes with sliding mirror doors. Radiator.

Bedroom 2

uPVC double glazed window with views of woodland to front. Recessed store cupboard. Alcove. Pull down loft ladder leading to

Loft Room

Double glazed skylight window to front. Radiator. Vaulted ceiling. Two hatches giving access to bedrooms and

Bedroom 3

uPVC double glazed window to rear. Radiator. Ceiling hatch to loft room.

EXTERIOR

Front Garden

Southerly facing with far reaching views over hills. Laid to lawn.

Side Garden

Pedestrian gate access. Laid to lawn. Concrete pathways.

Rear Garden

Two tier rear garden laid with concrete patio and elevated lawn.

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 drainage. LPG Gas.

Current council tax banding C

Current heating type Combi

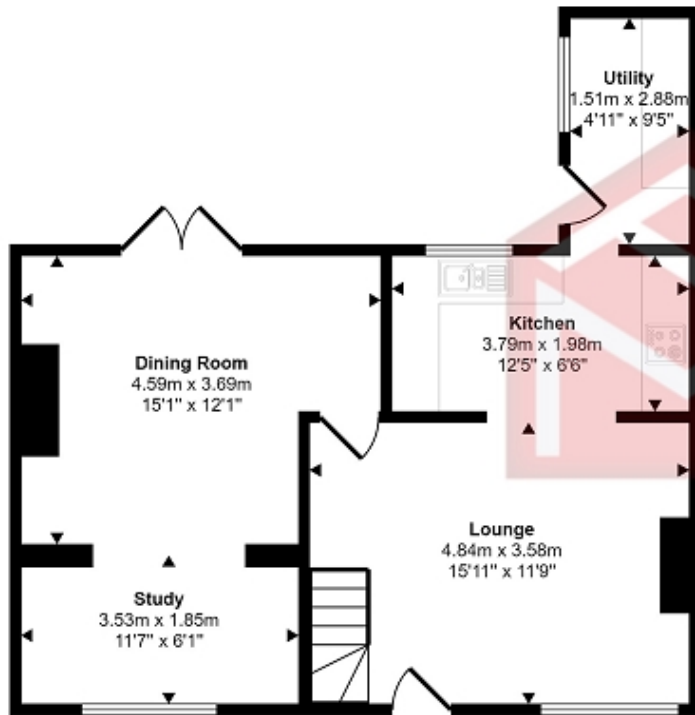
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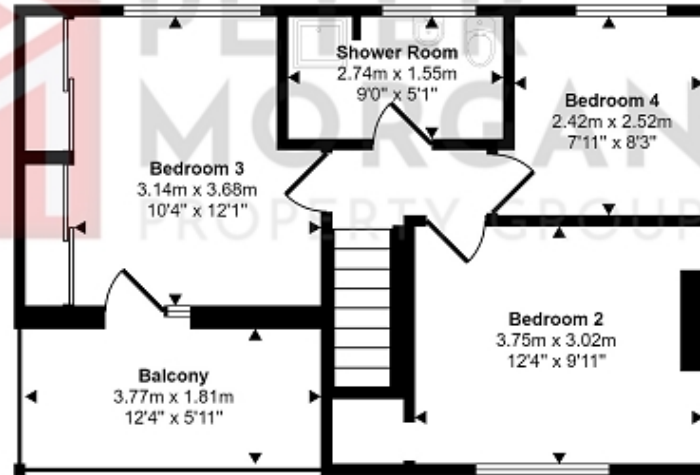




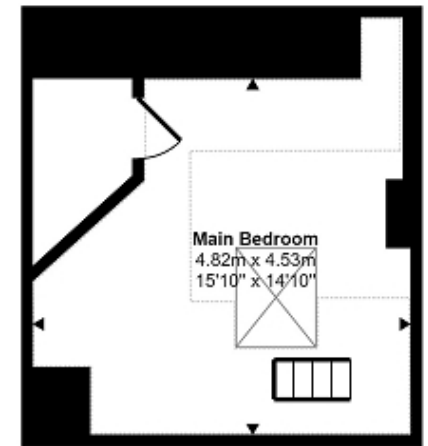
Approx Gross Internal Area
113 sq m / 1221 sq ft




Ground Floor
Approx 53 sq m / 571 sq ft




First Floor
Approx 38 sq m / 412 sq ft



Second Floor
Approx 22 sq m / 237 sq ft

 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		37
(1-20) G	13	
<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

POSITIVELY MOVING

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