

THE GUILD
PROPERTY
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1 The Bungalows, Llynfi View, Maesteg, Bridgend. CF34 0RE



PETER MORGAN

£130,000 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
- Semi detached bungalow in a semi rural location
- 3 double bedrooms
- Lounge and dining room
- In need of refurbishment and modernisation throughout
- The property is located close to local amenities
- Vacant possession
- Council Tax Band: D. EPC: E

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD- STARTING BID £130,000 PLUS RESERVATION FEE.

A character property situated in a secluded semi rural area of Caerau, Maesteg. The property is in need of refurbishment and modernisation throughout. This bungalow benefits from its picturesque surrounding views and is sat within circa 0.5 acres of land. The property comprises of rear and side landscaped gardens with additional front driveway for 2 vehicles and separate garage. Internally the property has an entrance porch giving access to inner hallway, 3 double bedrooms, main lounge, additional dining room, kitchen and bathroom, with an external outhouse which contains and shower room and wc. The property is located close to local amenities and just a five minute drive to Maesteg Town Centre.

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

Entrance Porch

Entrance via a uPVC conservatory with uPVC door and polycarbonate roof. Carpet flooring. Part glazed door giving access to the inner hallway.

Inner Hallway

Carpet. Doorways leading to the lounge and 3 bedrooms.

Lounge

uPVC double glazed window to front. Carpet. Decorative brick feature wall. Alcove. Radiator.

Dining Room

2 uPVC double glazed windows to side. Radiator. Carpet. Electric fireplace. Doorways leading to bathroom and kitchen.

Kitchen

uPVC double glazed window. A range of wall mounted and base units with integrated electric hob and oven. Stainless steel sink unit and drainer. Vinyl flooring.

Bathroom

uPVC double glazed window to utility. Fitted with a matching white three piece suite comprising low level WC, pedestal wash hand basin and panelled bath. Storage cupboard. Fully tiled walls. Vinyl flooring.

Bedroom 1

uPVC double glazed window to front. Built in mirrored wardrobes. Laminate floor. Radiator

Bedroom 2

uPVC double glazed window to side. Carpet. Radiator. Fitted wardrobe.

Bedroom 3

uPVC double glazed window to the front offering countryside view. Carpet. Radiator.

Garage

Garden Area

Wrap around generous sized garden with concrete patio sections. Steps leading to property and generous landscaped area. Driveway for multiple vehicles, garage and shed.

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 bcb@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. Cesspit drainage. Oil Central heating.

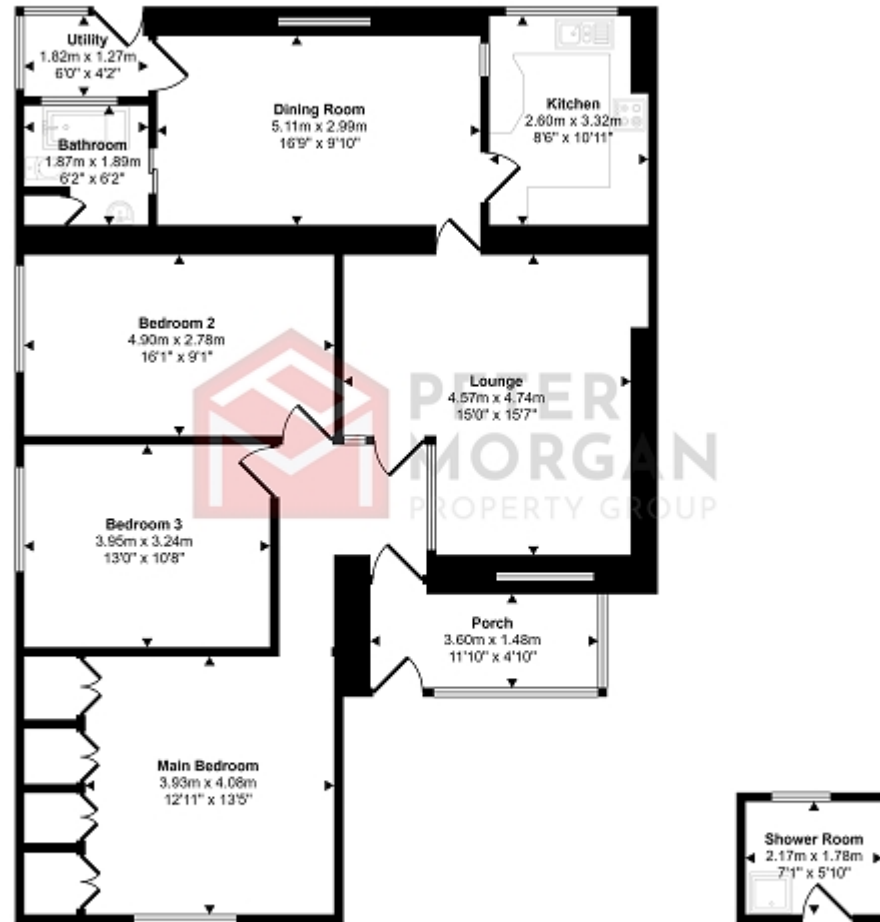
Current council tax banding	D
Current heating type	Oil
Tenure	Freehold







Approx Gross Internal Area
125 sq m / 1342 sq ft




Floorplan
Approx 121 sq m / 1300 sq ft

Shower Room
Approx 4 sq m / 41 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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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