

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



40 Wyndham Street, Ogmores Vale, Bridgend, Bridgend County. CF32 7EU

**£72,000** 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 stone built house requiring modernisation
- 2 double bedrooms. 2 reception rooms
- Situated on a slightly elevated plot with garage and rear lane access
- Convenient for local amenities to include bus stop, Celtic Trail Cycle Track, playing fields, shop and public house
- Within 1/2 mile from school, Village centre and Leisure Centre
- Approximately 8 miles from the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: E

## General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD- STARTING BID £72,000.00 PLUS RESERVATION FEE.

2 DOUBLE BEDROOM, 2 RECEPTION ROOM, SEMI DETACHED STONE BUILT HOME REQUIRING MODERNISATION AND OFFERING POTENTIAL TO REMODEL.

Situated on a slightly elevated plot with garage and rear lane access, convenient for local amenities to include bus stop, Celtic Trail Cycle Track, playing fields, shop and public house. Within 1/2 mile from school, Village centre and Leisure Centre. Approximately 8 miles from the M4 at Junction 36.

This home has accommodation comprising hallway, 2 reception rooms, kitchen/ breakfast room, utility room, cloakroom and rear porch. First floor landing, 2 double bedrooms and bathroom. The property benefits from uPVC double glazing and combi gas central heating. Front and rear gardens.

## 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 main entrance door to front. Wall mounted electric meter and consumer unit. Radiator. Carpet. Polystyrene tiled ceiling. Smoke alarm. White colonial style panelled doors to living rooms.

## Sitting Room

uPVC double glazed window with vertical blind to front. Radiator. Fan light. TV connection.

## Lounge/Dining Room

uPVC double glazed window to rear. Stone feature fireplace with electric fire. Original cabinets to alcoves. Understairs cupboard. Telephone master socket. Radiator. Carpet. Polystyrene ceiling. White colonial style panelled door to..

## Kitchen/Breakfast Room

uPVC double glazed window to side. Fitted wall mounted and base units finished with wood effect doors. Integral oven, grill, microwave and hob. Breakfast bar. Doorway to..

## Utility Room

uPVC double glazed window to rear and door to side. Wall and base units. Stainless steel sink unit. Plumbed for washing machine. Wall mounted electric heater.

## Cloakroom

uPVC double glazed window to rear. Low level WC. Wall mounted hand wash basin.

## Porch

uPVC double glazed windows to front, side and rear. uPVC double glazed door to garden. Polycarbonate roof. Tiled floor.

## FIRST FLOOR

### Landing

Loft entrance. Carpet. Balustrade with covered over spindles. Access to bedrooms and..

### Bathroom

uPVC double glazed window to side. Four piece suite in white comprising WC, pedestal hand wash basin, panelled bath and double shower cubicle with electric shower. Radiator. Built-in in cupboard. Tiled walls. Cushion flooring. Wall mounted Combi gas central heating boiler.

### Bedroom 1

2 uPVC double glazed windows with hillside views to front. Two radiators. Carpet. TV connection. Polystyrene ceiling.

### Bedroom 2

uPVC double glazed window to rear. Radiator. Polystyrene tile ceiling.

## EXTERIOR

### Front Garden

Forecourt style front garden, laid with resin and planting beds. Stone built walls. Galvanised steel railings, gate and handrail. External gas meter box. Paved pathway to side leading to..

### Rear Garden

Courtyard- paved patio gate and pathway to front. Water tap. Door entrance to the rear of the property.

Tier 2 - 2 paved patio areas. Aluminium framed greenhouse. Concrete pathway and gate access to rear vehicle lane.

## Outbuilding

Block built. Window and door. Electric light and power point. Electric heater.

## Detached Garage

Block built. Electronic remote control vehicle door to rear lane. uPVC double glazed window and door to garden. Working pit. Electric light and power point.

## 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](mailto: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, mains gas, mains drainage

**Current council tax banding** B

**Current heating type** Combi

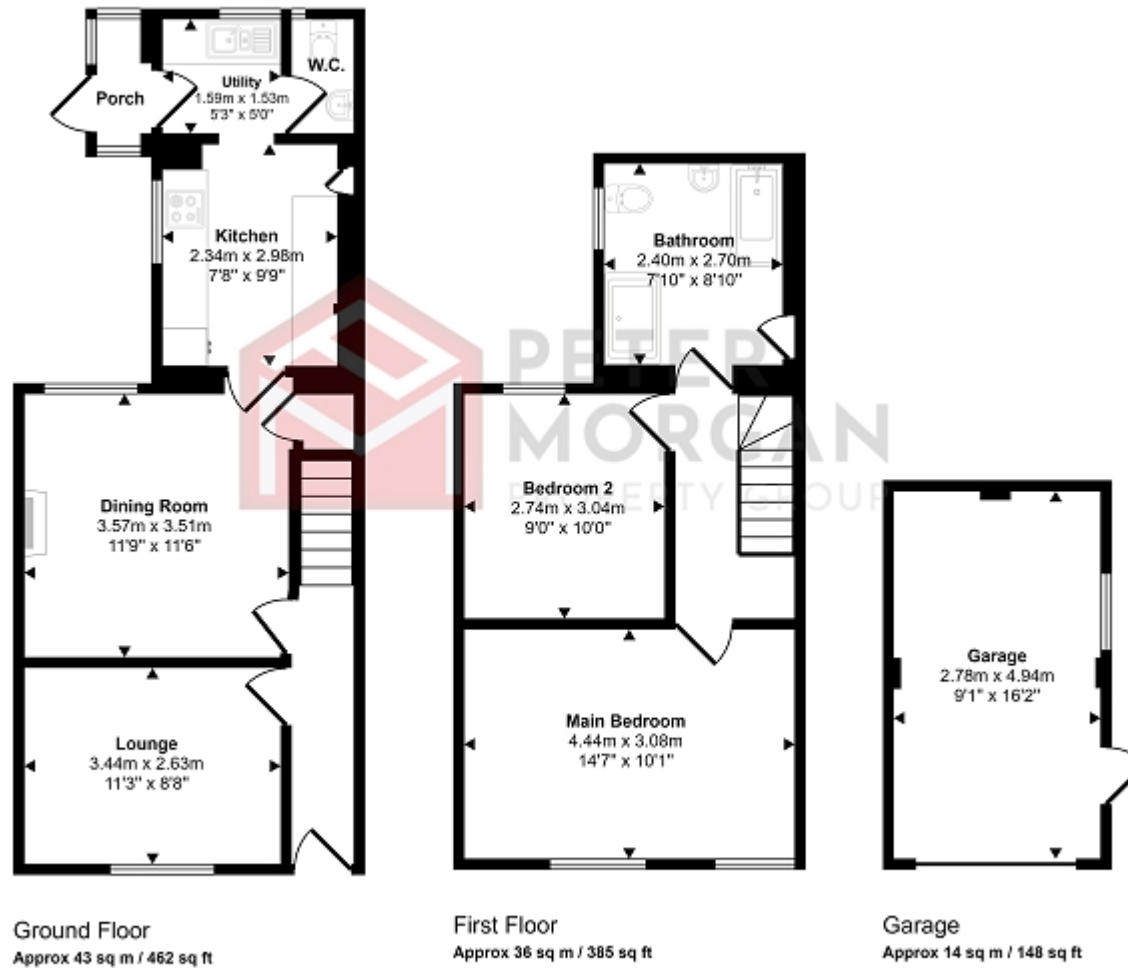
**Tenure** Freehold








Approx Gross Internal Area  
92 sq m / 995 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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# PETER MORGAN

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