



Garfield Avenue, Litchard, Bridgend County.
CF31 1QA

£80,000

 PAYTON
JEWELL
CAINES

Garfield Avenue, Litchard, Bridgend County. CF31 1QA

For Sale by Auction. Three bedroom semi detached house comprising TWO RECEPTION ROOMS, kitchen, three bedrooms, family bathroom, enclosed rear and front gardens, OFF ROAD PARKING to the side.

Convenient location and SOLD WITH NO ONWARD CHAIN. LEASEHOLD. CASH BUYERS ONLY.

£80,000 - Leasehold

- Three bedroom semi detached house
- Convenient location for the M4 at J36
- Excellent potential for re-modernisation
- Sold by Traditional Auction (T's and C's apply)
- Enclosed rear garden, EPC - E / Council tax - C
- Buyers Fees apply. Subject to Reserve Price
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- LEASEHOLD - 99 years from 1939. £4.10 per annum ground rent.



DESCRIPTION

Introducing this three bedroom semi detached house located in the area of Litchard which is convenient for McArthur Glen Designer Outlet and the Princess of Wales Hospital as well as providing easy access to the M4 at J36. The property offers an excellent opportunity for re-modernisation and benefits from two reception rooms, enclosed rear garden and off road parking. Sold with no onward chain.

AUCTION TERMS

This property is for sale under Traditional Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

With this auction method an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts the buyer is required to make payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 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.

ENTRANCE

Via PVCu front door into the entrance porch.

ENTRANCE PORCH

Two aspects of PVCu frosted glazed windows with PVCu sill and ceramic tiled flooring. Internal door into the entrance hall.

ENTRANCE HALL

Papered and emulsioned walls, wood block flooring, wall mounted light fittings to remain and a doorway through to the lounge.



LOUNGE (15' 5" x 12' 2") or (4.70m x 3.70m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind with side return and another PVCu double glazed window with a venetian blind. Coved ceiling, papered and emulsioned walls, skirting and wood block flooring. Matching wall lights to remain, chimney breast with feature stone clad and ceramic hearth. Sliding internal doors through to reception 2 / dining room.

RECEPTION 2/DINING ROOM (12' 2" x 10' 6") or (3.70m x 3.20m)

Single glazed window looking into the kitchen and a frosted glazed door leading into the kitchen. Finished with a coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Matching wall light fitting, recessed mirror with shelving below and under stairs storage. Wall mounted gas fire with back boiler, stone back plate and ceramic hearth. Door into the kitchen.

KITCHEN (15' 1" x 6' 11") or (4.60m x 2.10m)

Two PVCu double glazed windows, one frosted overlooking the rear garden with a fitted venetian blind and PVCu door leading out to the rear garden. Sloping ceiling with part polycarbonate, wall mounted electric fuse box, papered walls, skirting and ceramic tiled flooring. A range of wall mounted and low level kitchen units with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with drainer, space for cooker and high level fridge/freezer.

LANDING

Via stairs with fitted carpet and PVCu frosted glazed window on the half landing. Access to loft storage, papered walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, papered ceiling and walls with half height ceramic tiled walls and vinyl flooring. Three piece suite comprising w.c. wash hand basin and bath with mixer tap and hand attachment. Fitted storage cupboard housing the hot water tank.

BEDROOM 1 (12' 6" x 9' 4") or (3.80m x 2.85m)

Overlooking the front via PVCu double glazed window with side return and finished with central light fitting, small access to loft storage, papered and coved ceiling, papered walls, skirting and fitted carpet.

BEDROOM 2 (6' 11" x 10' 6") or (2.10m x 3.20m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, papered walls, skirting and fitted carpet. Small access hatch to the loft.

BEDROOM 3 (5' 9" x 9' 10") or (1.75m x 3.00m)

Overlooking the front via PVCu double glazed window and finished with papered and coved ceiling, emulsioned walls, skirting and fitted carpet.



OUTSIDE

Enclosed rear garden laid to a raised patio area with central concrete path leading through to a further paved patio, areas of chipped slate, side gates access to the side lane and external light and power.

To the front is an enclosed garden laid to patio with mature trees and shrubs and perimeter decorative stone. Steps up to the external entrance porch.

Concrete hard standing for off road parking.

AUCTIONEERS COMMENTS

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With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

On exchange of contracts the buyer is required to make a payment of 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee. of 4.2% of the purchase price including VAT, subject to a minimum of £6,000 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 Land Transaction Tax liability. Buyers will be required to go through an identification 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.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and the reserve price can be subject to change.

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Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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