



2 bed terraced house to buy in

Bridge Street, Abercarn, Newport,
Caerphilly, NP11 4SG

£65,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ 2 RECEPTION ROOMS
- ✓ 2 BEDROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding.

Pattinson auction in connection with Davis & Sons offer FOR SALE this 2 bedroom house in Abercarn. Entering the house in to the hallway you will find doors to the sitting room and the separate lounge/dining room this is where you will find the stairs to the first floor and the door leading to the kitchen with a range of wall and base units and the door to the rear garden. On the first floor you find the 2 bedrooms and the bathroom with a shower over. The rear garden has a mix of seating areas, lawned garden, block built storage shed and a pleasant summer house. Located close to Abercarn village centre with a good range of local shops. You will find Ysgol Gymraeg Cwm Gwyddon and Abercarn Primary School in easy reach. For those who need to commute or just want top get out and about, there is a good bus service through Abercarn and the A467 is close by, Newbridge train station is less than 2 miles which can take you to Cardiff, Newport and Ebbw Vale. NO CHAIN. Contact us to arrange a viewing.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Hallway

Double glazed glass panel entrance door, under stair storage cupboard, radiator, door to:

Sitting room

3.26m x 3.95m (10'8" x 12'11")

Double glazed window to the front, open fireplace, radiator.

Lounge/Dining Room

3.92m x 3.65m (12'10" x 11'11")

Double glazed window to the rear, storage cupboard, stairs to the first floor, radiator, door to:

Kitchen

2.96m x 2.85m (9'8" x 9'4")

Double glazed glass panel door to the side leading to the rear garden, double glazed window to the rear, range of wall and base units, stainless steel sink, space for a freestanding cooker with extractor over, radiator.

Landing

Doors to:

Bedroom 1

3.39m x 3.61m (11'1" x 11'10")

Double glazed window to the rear, storage cupboard, over the stairs storage cupboard, cupboard with the wall mounted gas combi boiler, radiator.

Bedroom 2

3.86m x 2.58m (12'7" x 8'5")

Double glazed window to the front, radiator.

Bathroom

2.77m x 2.08m (9'1" x 6'9")

Double glazed obscured glass window to the front, white suite comprising a close coupled wc, pedestal wash hand basin and bath with electric shower over, extractor fan, radiator.

Rear Garden

Steps to a tiered garden, seating area with a summer house, path the garden mainly laid to lawn, block built storage shed.

Ground Floor



First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bridge Street, Abercarn, Newport, Caerphilly, NP11 4SG

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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