

Birchwood Avenue, Treforest, Pontypridd, CF37 1TZ
£115,000



- No Onward Chain
- Modern Fitted Kitchen
- Subject to an undisclosed Reserve Price
- Combi Boiler
- Buyer's fees apply
- The Modern Method of Auction
- South-East Facing
- Ideal First Time Purchase

Description...

James Douglas is delighted to welcome this three bedroom mid-terrace property to the market. Set in the popular area of Treforest, Pontypridd. The perfect property for any prospective buyer ranging from first-time-buyers, those looking to upsize or buy-to-let investors. This property is in close proximity to the University of South Wales. In brief terms the accommodation comprises an entrance hallway, living room, bathroom, dining room and kitchen on the ground floor. Upstairs there are three bedrooms. Mains gas fired central heating and double glazed throughout. On-street parking. Low maintenance rear garden space with rear access. EPC D potential B. Council tax band B.

****NO ONWARD CHAIN****

****MODERN KITCHEN****

****MODERN-METHOD-OF-AUCTION****

Birchwood Avenue, Treforest is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord is that Birchwood Avenue is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold
EPC: D
Council Tax Band: B

Auctioneer's Comments:

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be

Accommodation...

- Entrance Hallway
- Living Room
- Bathroom
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



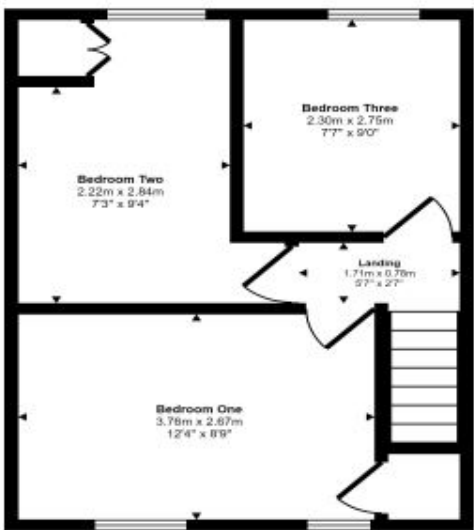


Floorplan

Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 30 sq m / 328 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 Rating

