

2 bed ground floor flat to buy in

Park Avenue, Porthcawl, Bridgend, CF36 3EP

£60,000 Starting Bid

x 2 x 1 x 2

Tenure

Leasehold

Off Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Tenanted - £500pcm
- Cash Buyers Preferred
- EPC Rating C

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Auction are pleased to market for sale this two bedroom ground floor flat it is in need of a complete renovation and requires a cash purchasers only due to only having 58 years remaining on the lease.

This property is being sold via PATTINSON AUCTIONS so the price advertised is the starting price for the auction.

The property also has a tenant in situ. Viewings are arranged through Prestons although the sale is conducted with Pattinson Auction website.

We recommend buyers do their own due diligence.

ACCOMMODATION COMPRISES:

Entrance via a uPVC glazed door from the rear to:

LOUNGE: 10’ 5” x 13’ 11” Laminated flooring. Radiator. uPVC window. Dado rail. fitted cupboard. Range of base units to one wall.

KITCHEN: 4’8” x 10’ 2” Inset sink and drainer unit with cupboards below. Range of fitted wall and base units with tiled work surface over. Laminated flooring. uPVC window. Wall mounted gas boiler.

INNER HALL: Laminated flooring. Dado rail. Radiator.

BEDROOM ONE: 14’ 4” x 13’ 10” Into bay window to the front elevation. Carpet. Radiator. Picture rail. Ingle nook fireplace with wood mantle. Coving to ceiling.

BEDROOM TWO: 11’ 9” x 13’ 1” Overall and to the rear elevation. Carpet. Radiator. uPVC door with matching side screen to rear.

BATHROOM: Suite in white comprising a tiled panelled bath with shower over. Low level w.c. Pedestal hand wash basin. Walls are mainly tiled. Tiled floor. Chrome ladder style radiator. Coving and spotlighting to the ceiling. uPVC window

OUTSIDE: A shed and concreted area. Rear lane with gates.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 58

Annual Ground Rent Amount: £200.00

Price: Starting Bid £60,000

Property Type: Ground floor flat

Parking: Off Street, Rear

Construction materials: Brick and block

Roofing type: Clay 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

Water meter: No

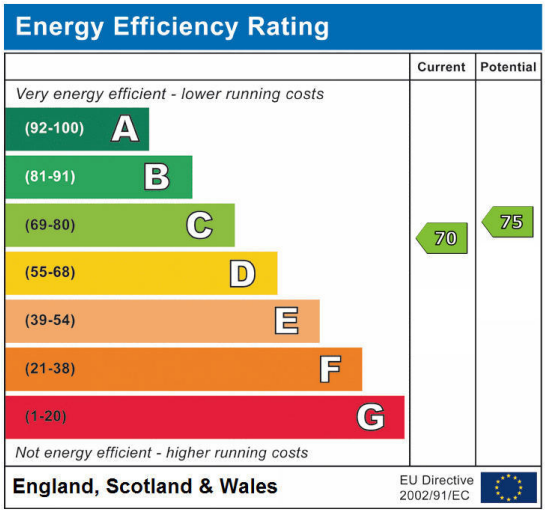
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





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

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