



2 bed end of terrace house to buy in CF63

Coronation Street, Barry, Vale of Glamorgan, CF63 4JX

£145,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Private garden
- ✓ Double glazing
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ 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

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A two bedroom semi detached property situated in easy reach of public transport, supermarkets and schools. Accommodation comprises of a Hallway, Fitted Kitchen. Lounge/dining Room, upstairs two bedroom.

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.

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: C

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

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: Yes

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

Entrance hall

Upon arrival, you are welcomed by a bright Entrance hallway featuring a practical dedicated carpeted area—idea for coats and shoes. The hallway is bathed in natural light from a well place window and offers a seamless flow, with stairs rising to the first floor and a door leading into the main living space

lounge

3.89m x 5.31m (12'9" x 17'5")

The heart of the home is the inviting, fully carpeted lounge/dining room. The room strikes the perfect balance between cozy and contemporary, featuring two side-aspect windows and a custom-built media wall. Designed for modern living, the media wall houses a TV on an integrated stand, with space for Electric devise behind the TV, creating a sleek focal point for relaxation. The media wall houses an Electric flame effect fire. Radiator and door leading to Kitchen

kitchen

4.34m x 3.35m (14'2" x 10'11")

Fitted with white base and wall units are perfectly paired with complimentary black worktops and a black tiled floor. Functionality meets style with a modern sink featuring mixer taps, plumbing for a washing machine, and a side window that provides a lovely outlook over the private garden.

The first floor

The carpeted landing provides access to both bedrooms and the family bathroom. It also features a ceiling hatch with a convenient pull-down ladder, granting easy access to a spacious attic for additional storage needs, (or an extra bedroom subject to planning) This property offers two genuine double bedrooms

bedroom one

3.68m x 4.40m (12'0" x 14'5")

A generous double room featuring unique architectural alcoves—ideal for custom wardrobes and soft carpeting underfoot

bedroom two

3.68m x 5.11m (12'0" x 16'9")

A further well-proportioned double bedroom, also carpeted, with side aspect windows that fills the space with natural light.
The bathroom

Outside

Private garden laid to decking and Artificial grass with side entrance .



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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