



## Rhodfa'r Hurricane, St. Athan

**guide price £370,000**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Peaceful family friendly neighbourhood close to Heritage Coastline and amenities as well as Llantwit Major and Cowbridge
- Four bedrooms with en suite to the master
- Fantastic social open plan kitchen/living/dining room with doors to the rear garden. Separate lounge and study, cloakroom
- Separate utility room with door to the rear garden, Driveway with parking for multiple cars, detached garage.
- The Modern Method of Auction is open to Mortgage and Cash Buyers. Mortgage Advice for Modern Auction Available
- EPC Rating: B



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## About the property

### 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 funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change





## Accommodation

### Hallway

Doors leading to study, lounge, cloak room and kitchen, stairs leading to the first floor.

### Study

7' 10" x 7' 8" ( 2.39m x 2.34m )

A versatile room currently used as a study with UPVC shuttered double glazed window to the front.

### Cloakroom

UPVC double glazed obscured window to side, vanity wash hand basin unit with tiled splash back, WC, radiator.

### Lounge

17' 10" x 8' 11" ( 5.44m x 2.72m )

A spacious lounge with UPVC double glazed shuttered window to front, radiator.

### Kitchen/Living/Dining Room

16' 10" x 14' 7" ( 5.13m x 4.45m )

A wonderfully proportioned space offering a distinctive kitchen area and ample dining/sitting space. The kitchen itself - upgraded from the standard builders finish - includes a comprehensive range of units with appliances, where fitted, to remain including: oven, hob, wine cooler and fully integrated fridge, freezer, dishwasher. UPVC double glazed French doors with side panels leading onto a paved patio with garden beyond and enjoying a westerly aspect.

### Utility Room

10' 5" x 5' 6" ( 3.17m x 1.68m )

Additional storage units and a fully integrated washing machine; a door from the laundry opens into the rear garden.

### First Floor Landing

Doors leading to all four bedrooms and to the family bathroom, access to the loft space.

### Bedroom One

13' 2" x 9' 3" ( 4.01m x 2.82m )

UPVC double glazed window to front, two sets of fitted wardrobes, door to en suite shower room.

### En Suite

UPVC double glazed obscure window to side, shower cubicle with tiled surround, wash hand basin with tiled splash back, WC, chrome ladder style radiator.

### Bedroom Two

13' 1" x 9' 4" ( 3.99m x 2.84m )

Double bedroom with UPVC double glazed window to front.

### Bedroom Three

9' 11" x 9' 3" ( 3.02m x 2.82m )

Further double bedroom with UPVC double glazed window to rear.

### Bedroom Four

9' 11" x 5' 6" ( 3.02m x 1.68m )

Currently used as a study with UPVC double glazed window to rear.

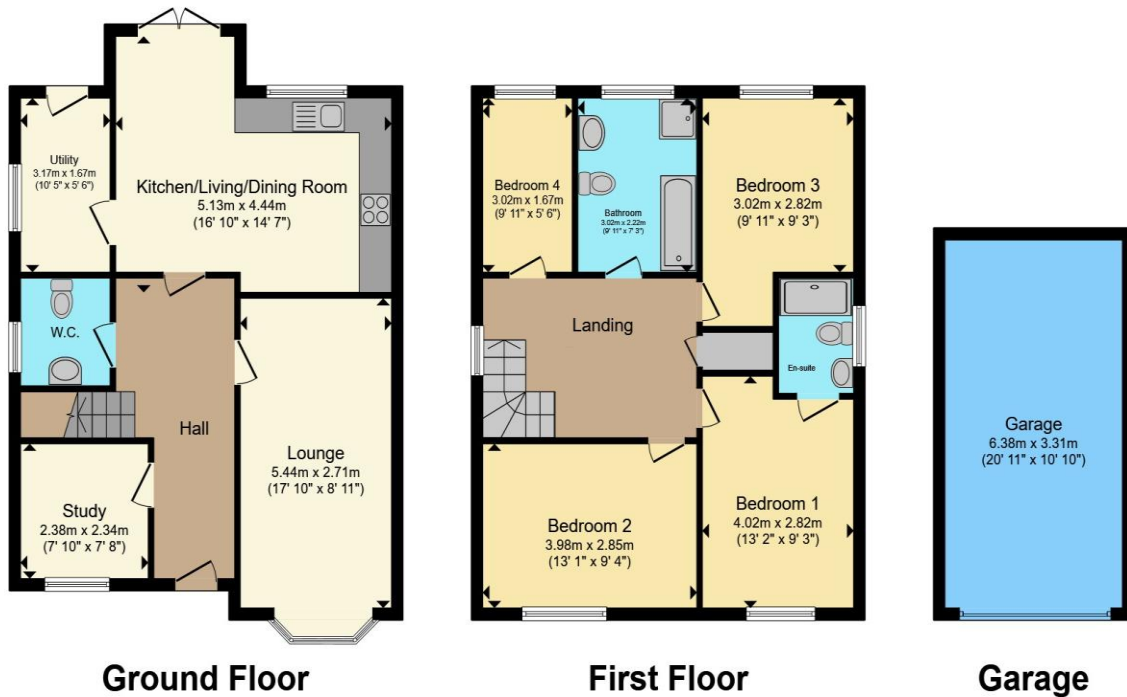
### Family Bathroom

UPVC double glazed obscured window to rear, bath with tiled surround, shower cubicle, WC, wash hand basin.

### To The Exterior

The property is accessed from Rhodfa'r Hurricane by a section of driveway shared with neighbouring properties. This runs past an area of garden fronting the property itself with the driveway extending to the southern side of the property. This tarmac topped driveway has ample parking for two to three cars with a pedestrian door leading into the rear garden and an up and over door leading into the detached garage. To the rear of the property is an enclosed garden space enjoying a westerly aspect. There is a paved patio area accessed directly from the kitchen/living/dining space, this also forms a path to the gated entrance onto the driveway.

## Floorplan



Total floor area 144.4 m<sup>2</sup> (1,554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.