



Margaret Street, Hopkinstown, Pontypridd, CF37 2RP

£65,000



- **Priced to Sell**
- **Ideal First Time Purchase**
- **Buyer's fees apply**
- **No Onward Chain**
- **View, Bid & Buy**
- **The Modern Method of Auction**
- **Subject to an undisclosed Reserve Price**
- **Modernisation Required**
- **EPC Rating TBC**

Description...

James Douglas are delighted to welcome this three bedroom terrace property to the market. Set in the ever popular area of Hopkinstown, Pontypridd. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance hallway, living room, dining room, kitchen and WC on the ground floor. First floor, there are two double bedrooms and one single bedroom. Mains gas fired central heating. On-street parking. A north-east facing level garden with patio slabs. EPC TBC. Council tax band A.

****NO ONWARD CHAIN****

****RENOVATION OPPORTUNITY****

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

****3D WALK THROUGH AVAILABLE****

Margaret Street, Hopkinstown is within close proximity of Pontypridd town centre or within a few minutes drive. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Trehopcyn Primary School & Maesycod Primary School with the local high school being Pontypridd High School. There is a useful mainline railway station in 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: TBC

Council Tax Band: A

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in

Accommodation...

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



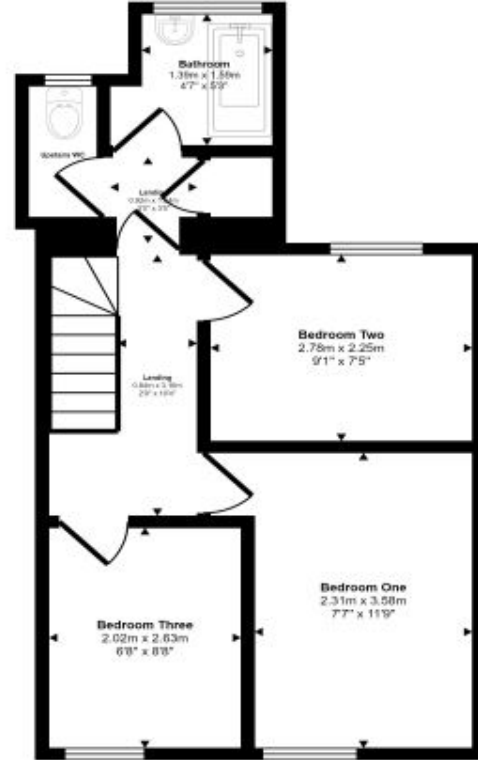


Floorplan

Approx Gross Internal Area
71 sq m / 768 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 33 sq m / 356 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

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