

The Overview

Property Name:
6 Fferm Goch
Llangan
Bridgend
CF35 5DP

Price:
£160,000

Qualifier:
Auction Guide

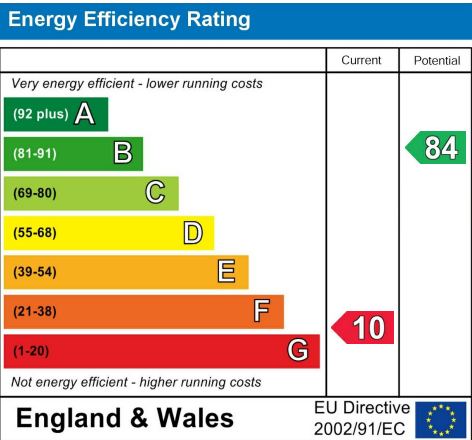
**3**

**1**

**2**

**G**

The EPC



The Bullet Points

- For Sale by Modern Method of Auction
 - T&C Apply
 - Online Bidding Tool
 - Option to buy before the start date
 - Semi-Detached
 - Spacious Living Room
- Buyers fees apply
 - Subject to Reserve Price
 - Three Bedrooms
 - Large Back Garden
 - Off-Street Parking



The Main Text

This property is for sale by Modern Method of Auction - Committed Buyer Route

Nestled in the picturesque village of Llangan, this delightful three-bedroom semi-detached house at Fferm Goch, Llangan, Bridgend, offers a beautiful blend of comfort and convenience. It also provides off-street parking.

Step into the welcoming hallway, where you are greeted by the convenience of a shower room to your left, complete with a toilet and sink. Practicality meets style in this well-appointed space.

Straight ahead from the hallway, discover the inviting kitchen. Perfect for culinary enthusiasts, this space offers ample room for cooking and dining. Adjacent to the kitchen, the dining room provides a cosy setting for family meals or entertaining guests. From here, step out into the large back garden, a tranquil retreat for outdoor enjoyment and relaxation.

To the right of the front door, the spacious living room awaits. Natural light floods through windows on either side of the room, creating a bright, airy atmosphere. This room offers versatility and comfort for relaxing evenings or social gatherings.

Ascend the staircase to discover the peaceful haven of the first floor, where three bedrooms await. Two Double Bedrooms: The first and second double bedrooms offer generous space for rest. One bedroom offers fitted wardrobes perfect for storage. These rooms provide comfort and privacy, ideal for a growing family or hosting guests.

Auction Information

This property is for sale under traditional auction terms with a modern bidding platform. This auction method 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 (subject to lending criteria, affordability and survey). The buyer must sign a reservation agreement and make payment of a non-refundable Reservation Fee of 2.2% of the final agreed sale price, including VAT. This is subject to a minimum payment of £4,200 inc VAT and is paid in addition to the agreed purchase price.

The reservation fee will be considered part of the chargeable consideration for the property in the calculation of stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The reservation fee will be considered part of the chargeable consideration for the property in the calculation of stamp duty liability. The property is subject to an undisclosed Reserve Price, with both the Reserve Price and Starting Bid being subject to change.

Additional Information

Type of home: Semi-Detached House

Tenure: Freehold

EPC Rating: G

Council tax band: D

Borough: Vale Of Glamorgan

Purchase Type: We recommend cash purchase as we are not sure if it can get a mortgage.

Local Area

Nestled within the tranquil village of Llangan, this property offers a serene lifestyle surrounded by scenic countryside. Residents can enjoy the peaceful charm of village living while still being within easy reach of Bridgend and its amenities. Llangan boasts a close-knit community atmosphere where neighbours become friends, and the village's picturesque surroundings invite strolls and outdoor adventures. Nearby, you'll find convenient access to schools, shops, and transport links, ensuring that daily errands and commutes are effortlessly managed. Whether exploring the nearby natural beauty or embracing the warm village spirit, living in Llangan promises a harmonious blend of rural tranquillity and modern convenience.

Schools

Families residing in Llangan benefit from access to reputable schools within the area, providing quality education options for children of all ages. The village's proximity to Bridgend ensures a range of primary and secondary schools are easily accessible, offering a diverse educational environment. Parents can choose from well-regarded schools known for their academic excellence and supportive learning environments. From nearby primary schools fostering early development to secondary schools preparing students for future success, Llangan provides families with the opportunity to give their children a strong educational foundation. With dedicated teaching staff and a focus on student growth, these schools contribute to the vibrant community spirit of Llangan, making it an ideal location for families seeking educational excellence and a welcoming village atmosphere.

Local Transport

Convenient transport options ensure seamless connectivity for residents of Llangan. Situated within easy reach of Bridgend, the village offers straightforward access to various transportation routes. For those commuting or exploring beyond the village, the nearby A48 provides efficient travel by car to surrounding areas. Public transport is also readily available, with regular bus services connecting Llangan to Bridgend and its neighbouring towns. Bridgend is a transportation hub, offering a mainline railway station with frequent trains to Cardiff, Swansea, and beyond. Whether by car or public transport, residents of Llangan enjoy the flexibility to travel with ease, making daily commutes or weekend adventures both convenient and accessible.



6 Fferm Goch, Llangan, Bridgend, CF35 5DP

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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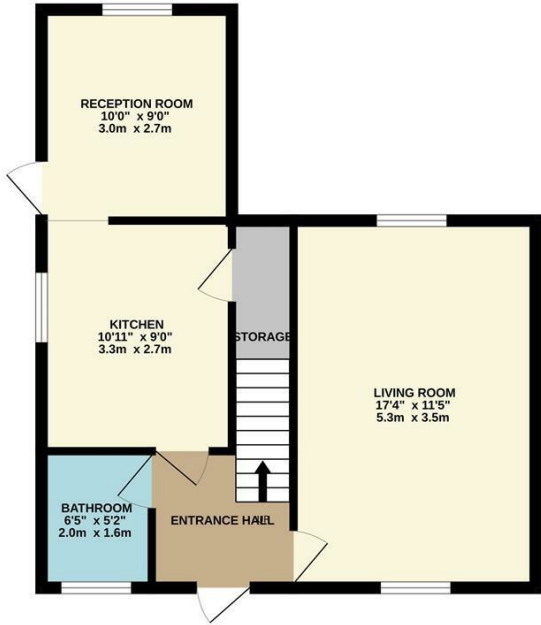
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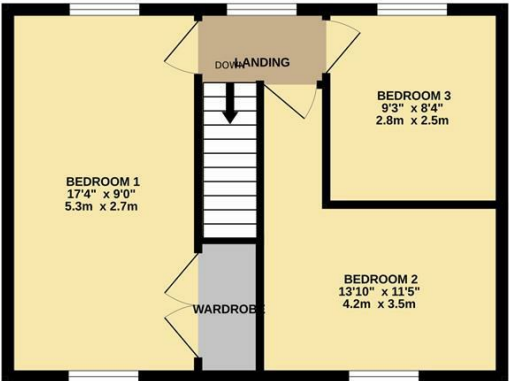


The Floorplan

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Map



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Estate Agents