

**ADDENDUM:  
AUCTION 10<sup>TH</sup> FEBRUARY 2010 3.00PM**

All plans showing areas of land in the catalogue are for identification purposes only and are not to scale

*Please Note: In line with other auction houses we are introducing a buyer's premium; therefore in addition to the purchase price buyers will be required to pay a buyer's premium of £250 plus VAT. If bidding by telephone or proxy the buyer's premium will be required in addition to the deposit.*

- Lot 12:** 74 Stacey Road, Roath, Cardiff – Bedsits 5 and 6 are occupied at the rents as stated in the catalogue not 3 and 6 as stated. However Notice to quit has been served on the tenants. The actual and potential rents as stated in the catalogue are as advised by the client when the property was fully let but should not be relied on other than as an indication of potential. Copies of the Notices available from auctioneers office.
- Lot 14:** Former Health Centre, Gwyn Terrace, off Water Street, Port Talbot – The property is set in ground extending to approximately 0.47 acres including former car parking.
- Lot 26:** 35 Oak Street, Clydach Vale, Tonypany – Under viewing should read the Freehold interest is offered for sale not if offered for sale.
- Lot 34:** 4 Park View Terrace, Abertillery – The property is leasehold for a term of 99 years from 1<sup>st</sup> January 1965, not freehold as stated in catalogue.

**LATE ENTRIES**

- Lot 37:** 18 Y Wern, Bettws, Bridgend – Guide Price: £35,000
- Lot 38:** Coopers Tycroes, Hendre Road, Tycroes, Ammanford, Carmarthenshire – Guide Price: £245,000+

***Please note:  
ALSO WE ARE UNABLE TO ACCEPT DEPOSITS BY WAY OF DEBIT OR CREDIT  
CARDS***



**LOT 37**  
**SALE BY MORTGAGEE NOT IN POSSESSION**  
**FREEHOLD COMMERCIAL PREMISES**  
**18 Y WERN, BETTWS,**  
**BRIDGEND, MID GLAMORGAN, CF32 8RR**



A single storey purpose built shop in a complex of five units in an established neighbourhood shopping parade on the outskirts of the town of Bridgend, serving the needs of the local residents.

The property has rendered elevations under a pitched tiled roof covering to front with flat roof to rear extension with roller shutter door to front.

The unit benefits from rear access and it appears there is parking.

**Accommodation:**

No internal inspection has been possible but from an external inspection it appears the property has traded as a hairdressing salon.

Tenure: Freehold

Viewing: External only

Further information: Auctioneers Office, Seel & Co (029) 2037 0117

**GUIDE PRICE: £35,000**



## LOT 38

PART BUILT RESIDENTIAL DEVELOPMENT  
OPPORTUNITY – 5 DORMER BUNGALOWS

**COOPERS TYCROES, HENDRE ROAD, TYCROES,  
AMMANFORD, CARMARTHENSHIRE, SA18 3RE**



A development of five detached dormer bungalows in varying stages of construction, just south of Capel Hendre village, convenient for the M4 and within 17 miles of Swansea and 3 of Ammanford. Planning consent was granted on 31<sup>st</sup> July 2006 for the development of five detached four bedroom chalet style dwellings with detached garages under Planning Reference: S/13914. Plots 1, 3, 4 and 5 are in fairly advanced stages of construction with facing brick features and uPVC double glazed fenestration beneath pitched and gabled tiled roofs. No.2 is an early stage of a timber framed building. Some bathroom and kitchen fittings have been installed and interested parties must rely on their own inspection.

**Accommodation:** Not inspected internally but advised to comprise:

Each is of similar internal design providing approximately 960 sq. ft:

GF. Entrance hall, lounge, kitchen, dining room, bathroom plus second wc, two bedrooms.

FF. Landing, two bedrooms (one ensuite).

OS. Space for gardens, but no site works yet commenced.

Services: We are advised mains services including water and electric are in the vicinity but not yet connected.

Tenure: Freehold

Viewing: External only

Further information: Auctioneers Office, Seel & Co (029) 2037 0117

**GUIDE PRICE: £245,000+**