74 Brynymor Road

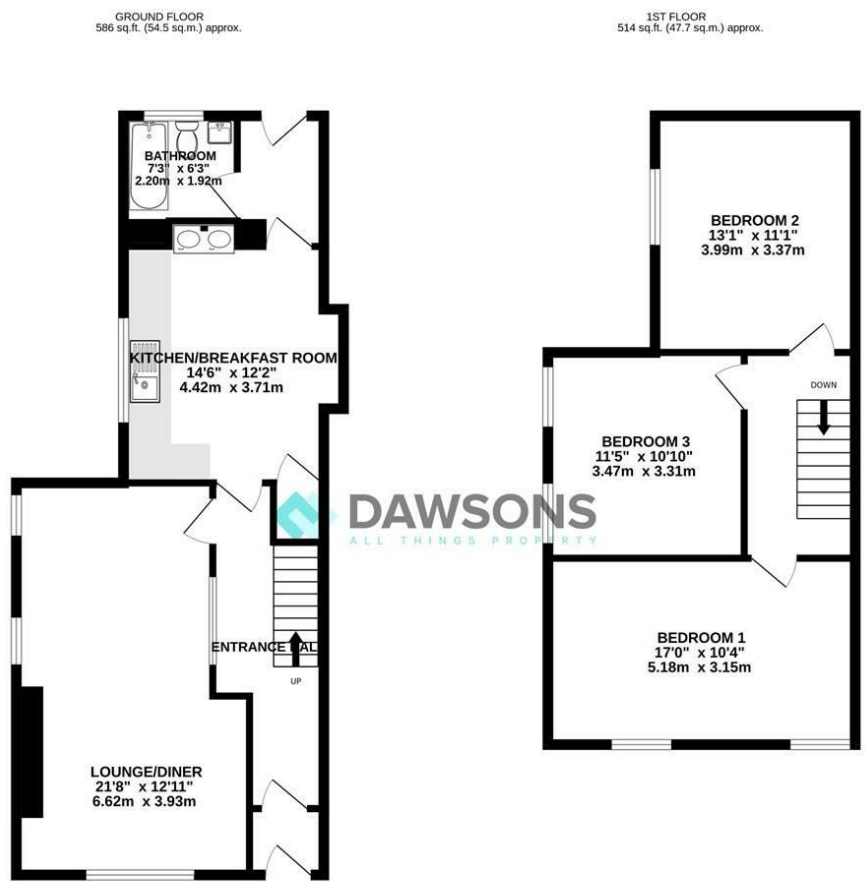
Gowerton, Swansea, SA4 3EZ

Auction Guide £170,000

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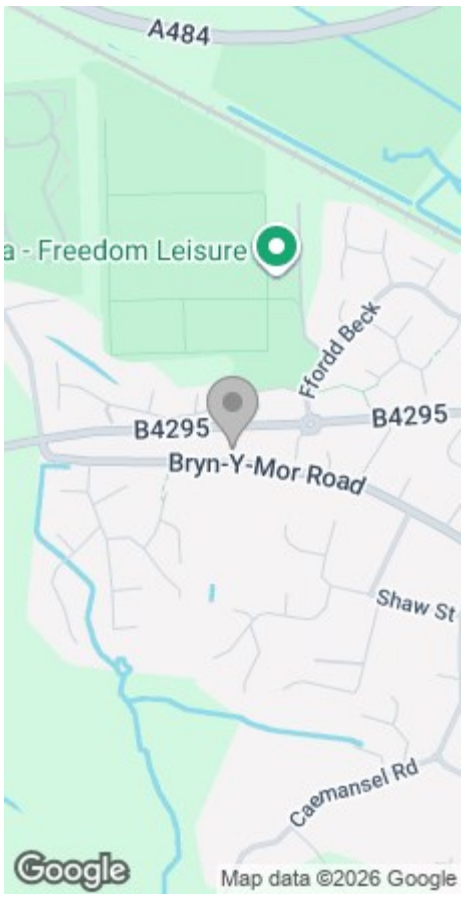
FLOOR PLAN



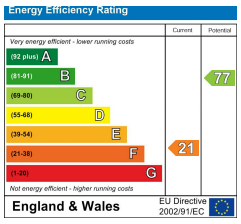
TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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W **dawsonsproperty.co.uk**

GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 25TH OF NOVEMBER 2026 AT 11AM AND WILL CLOSE ON THE 25TH OF NOVEMBER 2026 AT 12 NOON.

A three-bedroom detached property located in the sought-after area of Gowerton, offered to the market in need of complete renovation throughout.

The accommodation comprises one reception room, a kitchen, and a family bathroom, with gardens to both the front and rear. The property requires full modernisation and refurbishment, making it ideal for investors or developers.

With it's detached layout and outdoor space, the property presents strong potential for value uplift. Well positioned within Gowerton, the property benefits from access to local amenities and transport links, further enhancing its long-term rental and resale appeal after refurbishment.

FULL DESCRIPTION

Ground Floor

Lounge/Diner
21'8" x12'10" (6.62m x3.93m)

Kitchen/Breakfast Room
14'6" x 12'2" (4.42m x 3.71m)

Bathroom

First Floor

Bedroom 1
16'11" x 10'4" (5.18m x 3.15m)

Bedroom 2

Bedroom 3
11'4" x 10'10" (3.47m x 3.31m)

External

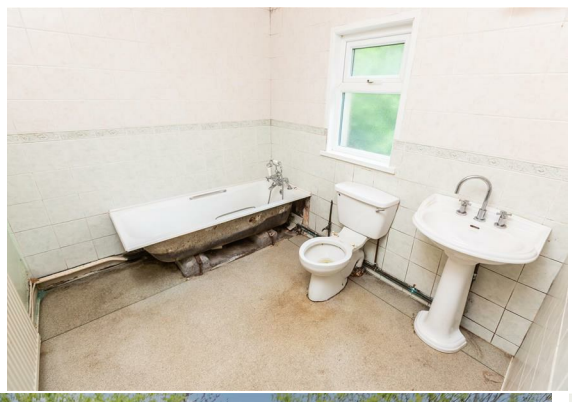
























Garden to Rear

Front Garden

Council Tax Band - D

Tenure - Freehold

EPC - F

N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Guidelines For Auction Buyers

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.