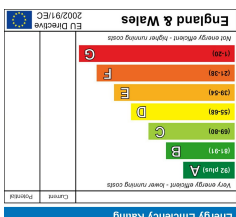


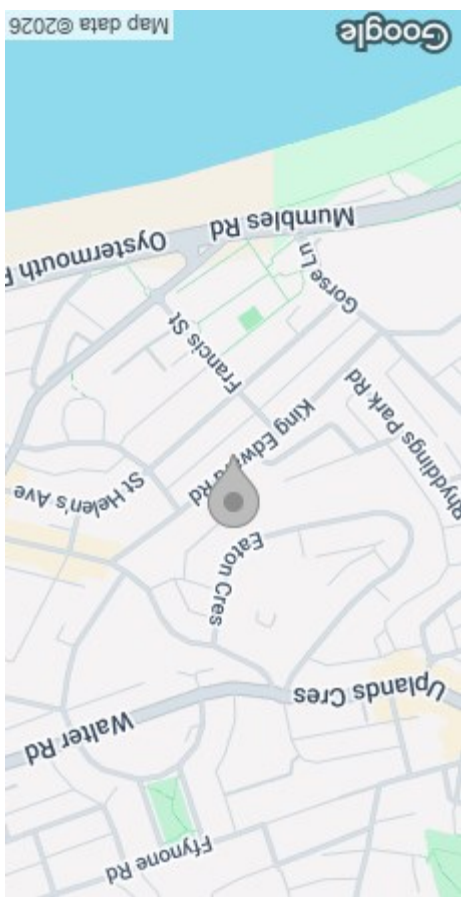
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

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 errors, 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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EPC



AREA MAP



FLOOR PLAN



39 King Edward's Road
 , Swansea, SA1 4LL
Auction Guide £110,000



GENERAL INFORMATION

Situated on King Edward's Road, Swansea, this substantial mid-terrace property is offered for sale by auction, providing a versatile combination of commercial and residential accommodation.

The ground floor comprises commercial accommodation with a shop floor and a further room, together with a separate one-bedroom flat. To the first floor is a two-bedroom flat, with an attic room to the second floor.

The property requires works and refurbishment throughout, offering an excellent opportunity for investors or buyers looking for a project with scope to improve and modernise.

Ideally positioned for Swansea Bay, Singleton Park, Swansea University, and Singleton Hospital, the property is also close to local schools, everyday amenities, and the vibrant Uplands Quarter, renowned for its excellent selection of restaurants, cafés, and bars.

Offering a combination of commercial and residential accommodation in a highly convenient Swansea location, this property presents an interesting auction opportunity with plenty of scope and potential.

Viewing is highly recommended to appreciate the accommodation, location, and potential this property has to offer.

FULL DESCRIPTION

Ground Floor Shop

Entrance

Shop Front

14'7" x 13'5" (4.46m x 4.11m)

Shop Back

12'5" x 11'4" (3.80m x 3.46m)

Ground Floor Flat

Entrance

Hallway

Bedroom

11'8" x 9'1" (3.58m x 2.79m)

Lounge

10'11" x 10'2" (3.34m x 3.10m)

Kitchen

9'0" x 4'11" (2.76m x 1.51m)

Bathroom

First Floor Flat

Entrance

Hallway

Lounge

17'1" x 13'8" (5.22m x 4.18m)



Bedroom 1

12'1" x 10'2" (3.70m x 3.10m)

Balcony

10'2" x 6'11" (3.10m x 2.12m)

Bedroom 2

11'10" x 11'4" (3.61m x 3.46m)

Kitchen

7'5" x 7'3" (2.28m x 2.21m)

Bathroom

Second Floor

Loft Room

Tenure - Freehold

Council Tax Band

Ground Floor Flat - B

First Floor Flat - B

Shop - Business Rates

EPC

First Floor Flat - E

Ground Floor Flat - TBC

Shop - TBC

Services

Mains Gas & Electric

Mains Sewerage

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability."

Key Auction Guidelines for Bidders

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.

