282 Middle Road

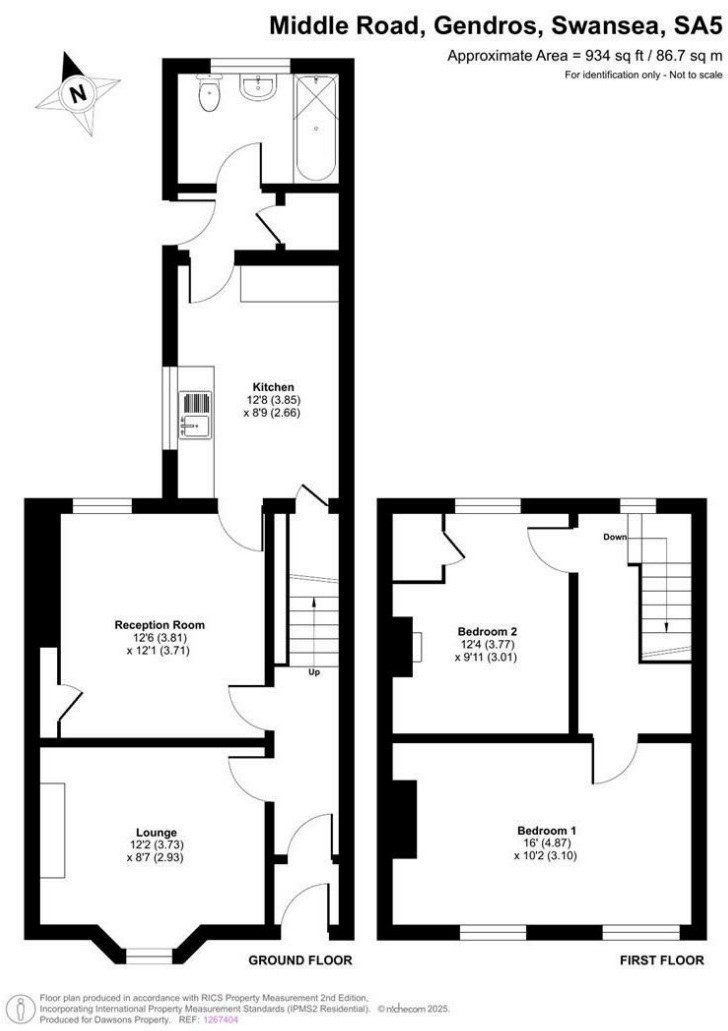
Gendros, Swansea, SA5 8ES

Auction Guide £80,000

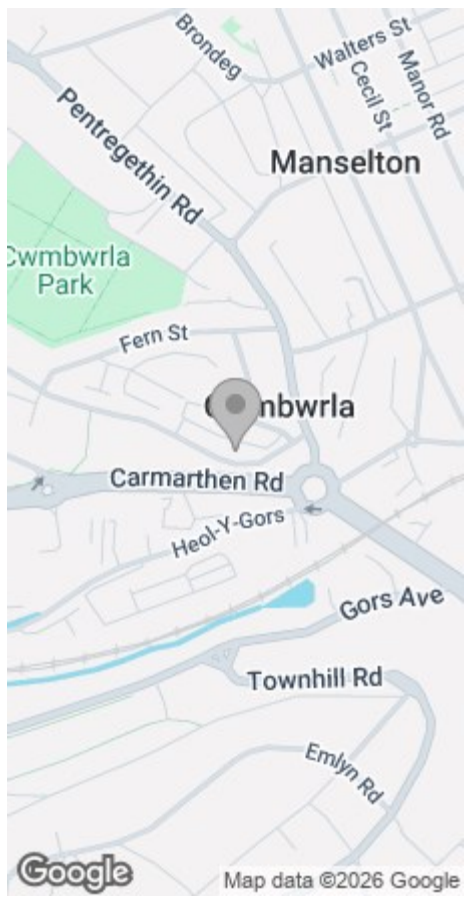
2 | 1 | 2 | D



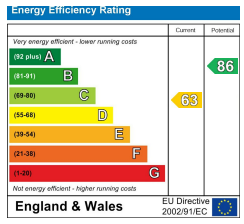
FLOOR PLAN



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.

11 Walter Road, Swansea, SA1 5NF

T **01792 478903/04** E **auction@dawsonsproperty.co.uk**

W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Dawsons are pleased to offer for sale by auction this semi-detached property, ideally situated in the popular area of Gendros, Swansea.

The accommodation comprises an entrance porch and hallway, two reception rooms, kitchen, inner hallway and bathroom to the ground floor, with two double bedrooms to the first floor.

Externally, the property benefits from a front forecourt and a good-sized enclosed rear garden, providing useful outdoor space.

The property is in need of modernisation, offering an excellent opportunity for buyers looking for a property to update and make their own. It may also appeal to investors seeking an opportunity in a well-connected Swansea location.

Ideally positioned close to Swansea City Centre, Morfa Retail Park and the Swansea.com Stadium, the property is also conveniently located for local schools, everyday amenities and transport links.

Offering two double bedrooms, two reception rooms and an enclosed rear garden, this property presents an interesting auction opportunity in a popular residential area of Swansea.







FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
12'2" x 9'7" (3.73m x 2.93m)

Reception Room
12'5" x 12'2" (3.81m x 3.71m)

Kitchen
12'7" x 8'8" (3.85m x 2.66m)

Inner Hallway

Bathroom

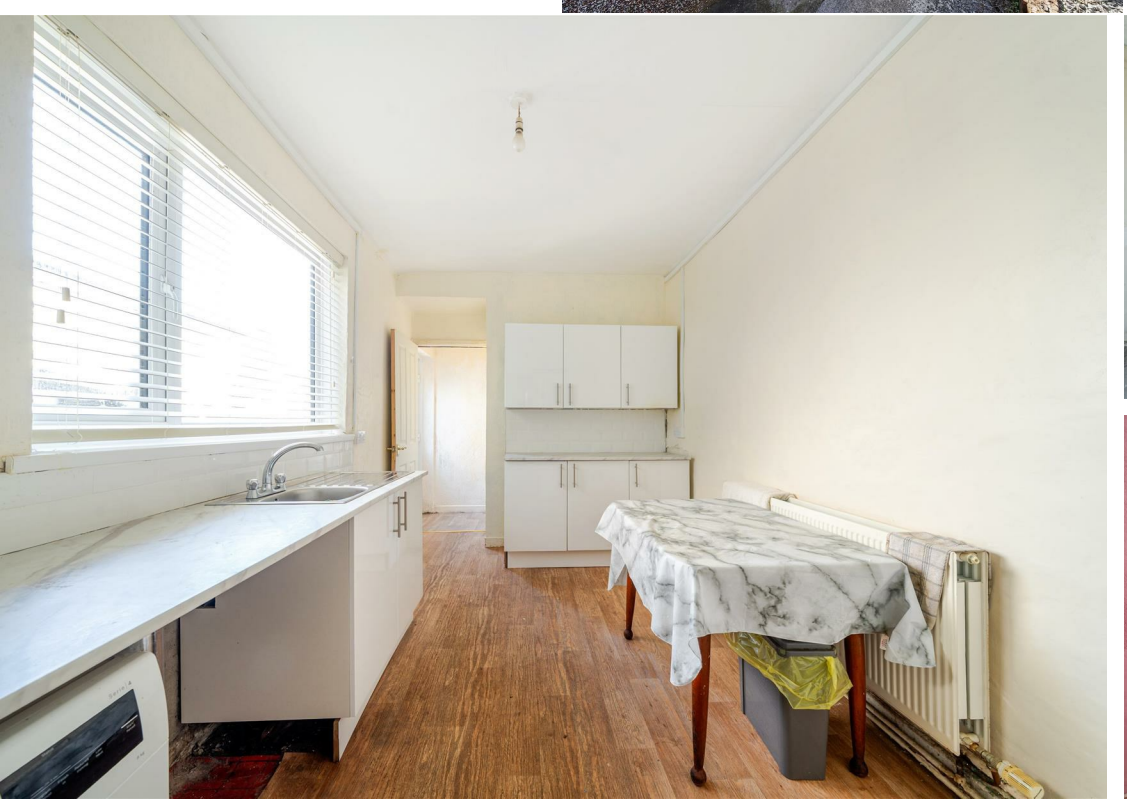
First Floor

Landing













Bedroom 1
15'11" x 10'2" (4.87m x 3.10m)

Bedroom 2
12'4" x 9'10" (3.77m x 3.01m)

External

Front Forecourt

Enclosed Rear Garden

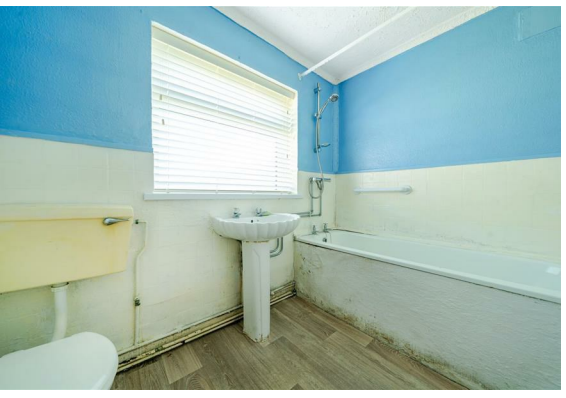
Tenure - Leasehold
876 Years Remaining
Ground Rent: £1.08 Per Annum

Council Tax Band - C

EPC - D

Services
Mains Gas & Electric
Mains Sewerage
Water Metered

"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 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.