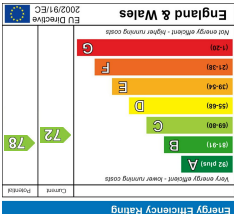


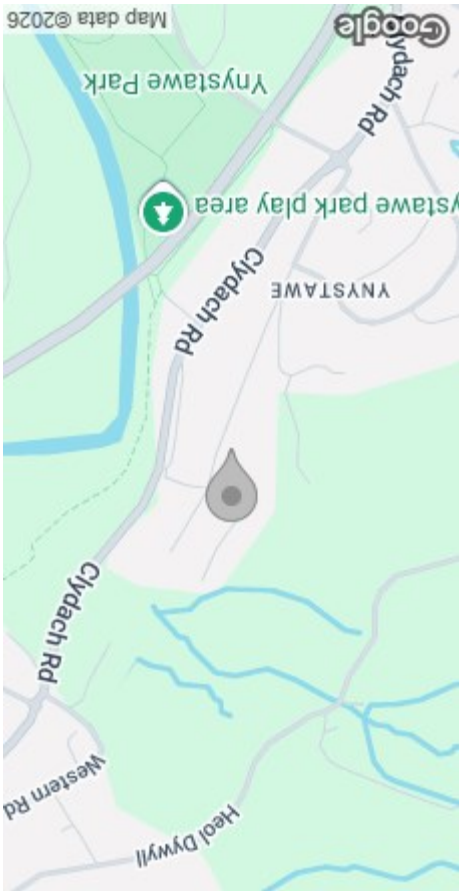
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Dawsons are pleased to offer for sale by auction this three-bedroom semi-detached property, situated on Bwllfa Road in the popular area of Ynystawe, Swansea.

The accommodation provides three bedrooms together with a reception room, offering a practical layout with scope for buyers to make the property their own.

To the rear, the property benefits from an enclosed garden, providing a private outdoor space, while the front enjoys attractive countryside views.

Ideally positioned for access to the M4 motorway, the property offers convenient transport links to Swansea and surrounding areas, making it well placed for commuters.

Offering three bedrooms, an enclosed rear garden and pleasant countryside views, this property presents an interesting auction opportunity and will appeal to buyers looking for a property with scope to personalise and improve.

Viewing is recommended to appreciate the accommodation, location and opportunity on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
16'5 x 11'10 (5.00m x 3.61m)

Kitchen
15'7 x 9'1 (4.75m x 2.77m)

First Floor

Landing

Bedroom 1
14'8 x 9'1 max (4.47m x 2.77m max)

Bedroom 2
11'4 x 7'5 (3.45m x 2.26m)



Bedroom 3
8'2 x 7'8 (2.49m x 2.34m)

Bathroom

External

Front Garden

Garden to Rear

Tenure - Freehold

Council Tax Band - C

EPC-C

Services

Mains electricity, gas, water and 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 £3,300 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.

