79 Springfield Street

Morriston, Swansea, SA6 6HB

Auction Guide £50,000

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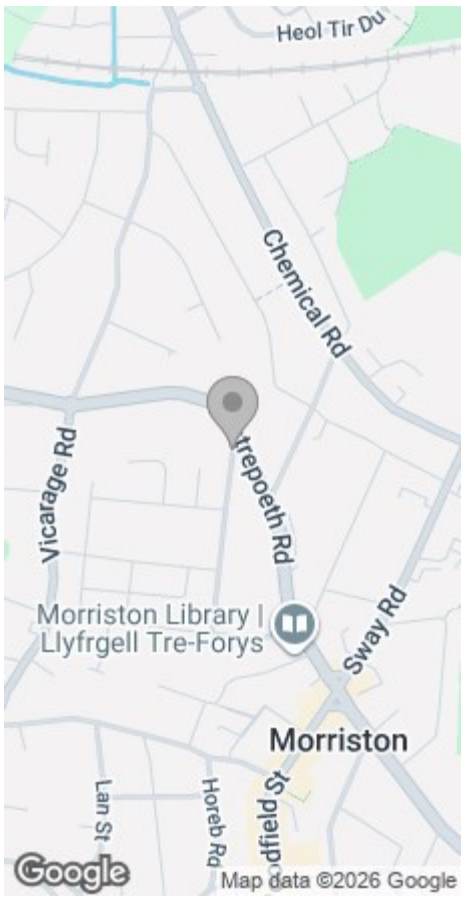


FLOOR PLAN

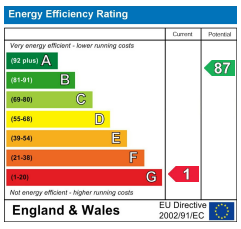


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GENERAL INFORMATION

Dawsons are pleased to offer for sale by auction this traditional three-bedroom semi-detached property, ideally situated on Springfield Street in the heart of Morriston. Offering accommodation arranged over three floors, the property presents an excellent opportunity for investors, builders or buyers seeking a substantial refurbishment project.

The accommodation briefly comprises three reception rooms, a kitchen and two useful storage areas, with three bedrooms arranged across the upper floors. Externally, there is a rear garden featuring a patio area and lawn, together with an external WC.

Conveniently located close to Morriston's range of local shops, amenities and transport links, with good access to the M4 motorway, the property offers potential for buyers looking to undertake a comprehensive renovation.

Requiring complete refurbishment throughout, this is an exciting auction opportunity for those looking to take on a project and transform a traditional property. Viewing is strongly recommended to appreciate the accommodation and scope of work involved.

FULL DESCRIPTION

Ground Floor

Hallway

Reception Room 1
14'1" x 11'5" (4.3m x 3.5m)

Reception Room 2
11'9" x 10'9" (3.6m x 3.3m)

Basement

Reception Room 3
16'0" x 11'5" (4.9m x 3.5m)

Store 1
10'5" x 2'7" (3.2m x 0.8)

Store 2
10'5" x 2'3" (3.2m x 0.7m)













Kitchen
10'5" x 10'2" (3.2m x 3.1m)

Landing

First Floor

Bedroom 1
13'5" x 10'2" (4.1m x 3.1m)

Bedroom 2
12'1" x 10'5" (3.7m x 3.2m)

Bedroom 3
8'6" x 7'6" (2.6m x 2.3m)

External

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-G

N.B.
"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.