483 & 483A Llangyfelach Road

Brynhyfryd, Swansea, SA5 9EA

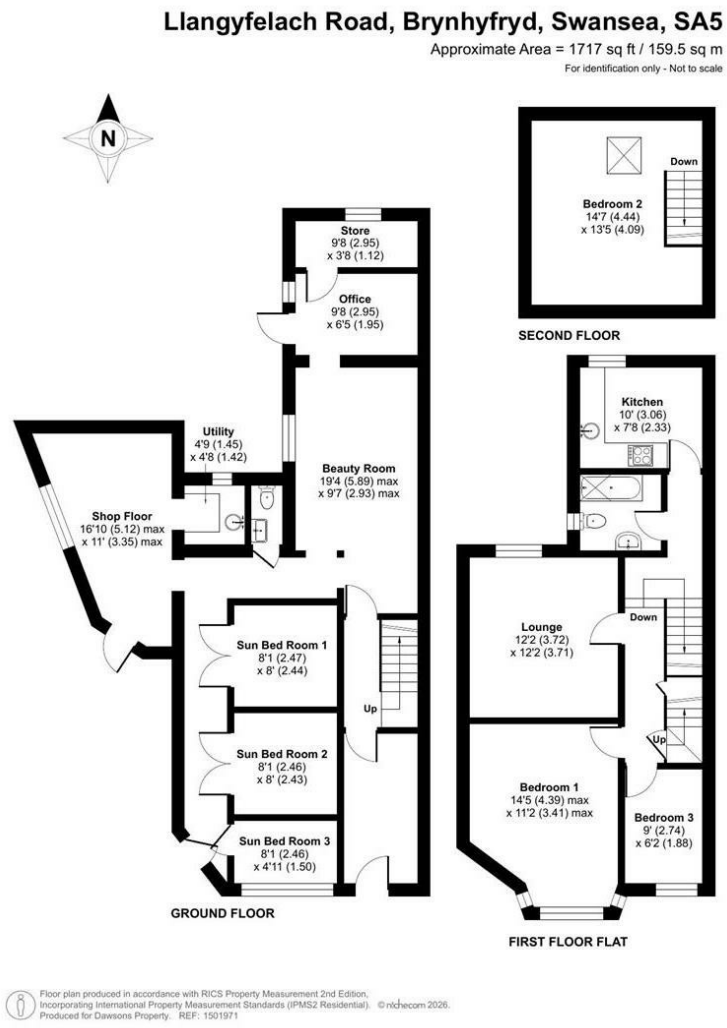
3 1 1

Auction Guide £190,000

DAWSONS
ALL THINGS PROPERTY



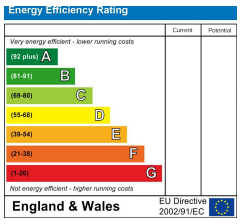
FLOOR PLAN



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**

The Property Ombudsman
Relocation agent network
BEST ESTATE AGENT GUIDE AWARDS 2021 WINNER SALES
BEST ESTATE AGENT GUIDE AWARDS 2021 WINNER LETTINGS

GENERAL INFORMATION

Dawsons are pleased to offer for sale by auction this substantial mixed-use property, prominently situated on Brynhyfryd Square, Swansea, offering an interesting combination of commercial and residential accommodation.

The ground floor provides a versatile commercial space comprising a shop floor, beauty room, three sunbed rooms, office, store room, utility room, and W.C., offering a range of potential uses for an owner-occupier or investor.

The residential accommodation is arranged over the upper floors, with the first floor comprising a lounge, kitchen, two bedrooms, and bathroom, while the second floor provides a further bedroom.

Externally, the property benefits from a rear car park, providing valuable off-road parking.

Situated in a well-established and convenient area, Brynhyfryd Square is close to a range of local shops, amenities, schools, and transport links, with Swansea City Centre easily accessible.

Offering commercial premises together with residential accommodation, this is an interesting auction opportunity with considerable versatility and potential. Early viewing is highly recommended to appreciate the size, layout, and possibilities this property has to offer.







FULL DESCRIPTION

Ground Floor Commercial

Entrance

Shop Floor
16'9" (max) x 10'11" (max) (5.12m (max) x 3.35m (max))

Sun Bed Room 1
8'1" x 8'0" (2.47m x 2.44m)

Sun Bed Room 2
8'0" x 7'11" (2.46m x 2.43m)

Sun Bed Room 3
8'0" x 4'11" (2.46m x 1.50m)

Utility
4'9" x 4'7" (1.45m x 1.42m)

W.C

Beauty Room
19'3" (max) x 9'7" (max) (5.89m (max) x 2.93m (max))

Office
9'8" x 6'4" (2.95m x 1.95m)

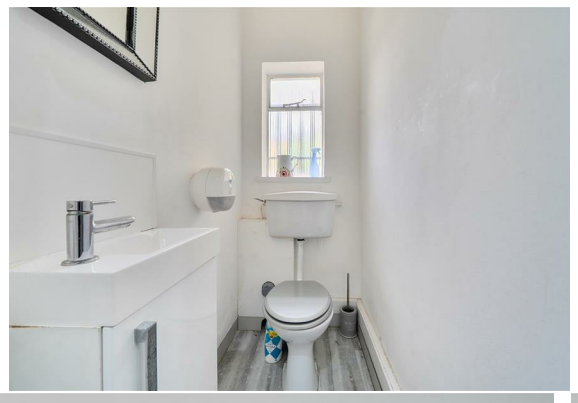
Store Room
9'8" x 3'8" (2.95m x 1.12m)

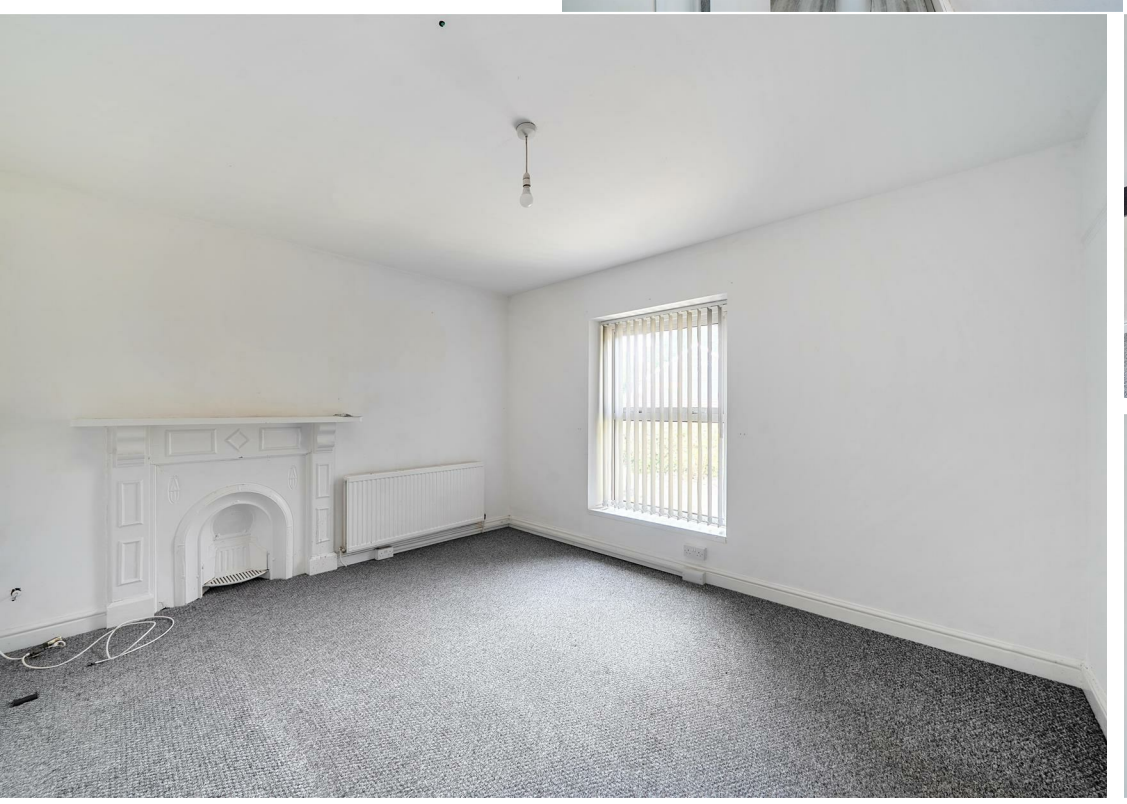
First Floor Flat

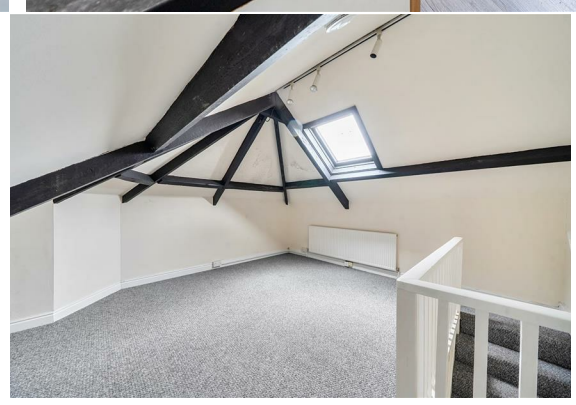
Entrance













Landing

Lounge
12'2" x 12'2" (3.72m x 3.71m)

Bedroom 1
14'4" (max) x 11'2" (max) (4.39m (max) x 3.41m (max))

Bedroom 3
8'11" x 6'2" (2.74m x 1.88m)

Kitchen
10'0" x 7'7" (3.06m x 2.33m)

Bathroom

Second Floor

Bedroom 2
14'6" x 13'5" (4.44m x 4.09m)

External

Car Park to the Rear

Tenure - Freehold

Council Tax for Flat - A

EPC
Flat - D
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 £3,300 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 £3,300 buyer's premium applies even if a pre auction offer is agreed.

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





