7 Bryn Morgrug

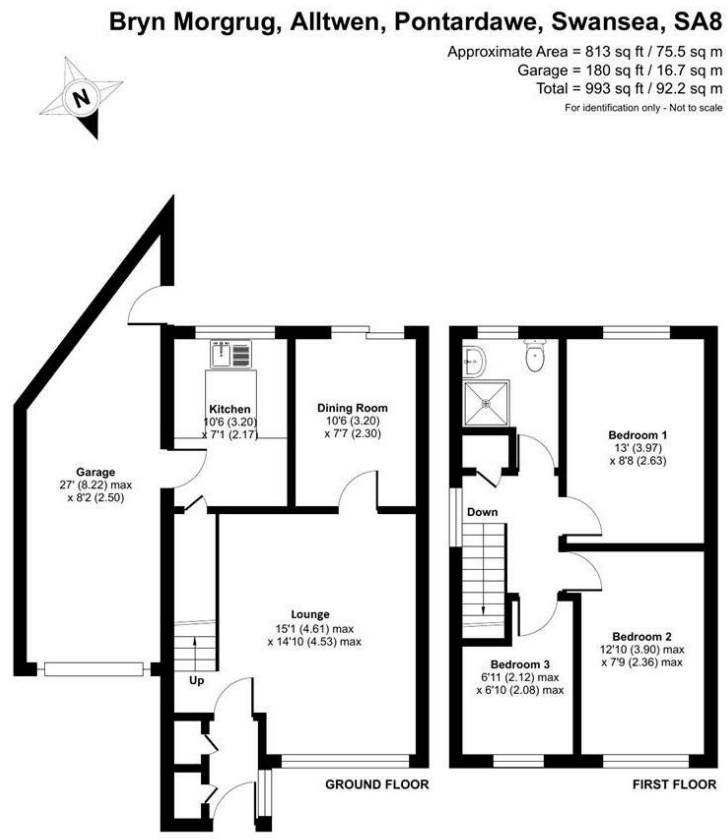
Pontardawe, Swansea, SA8 3DG

Auction Guide £100,000

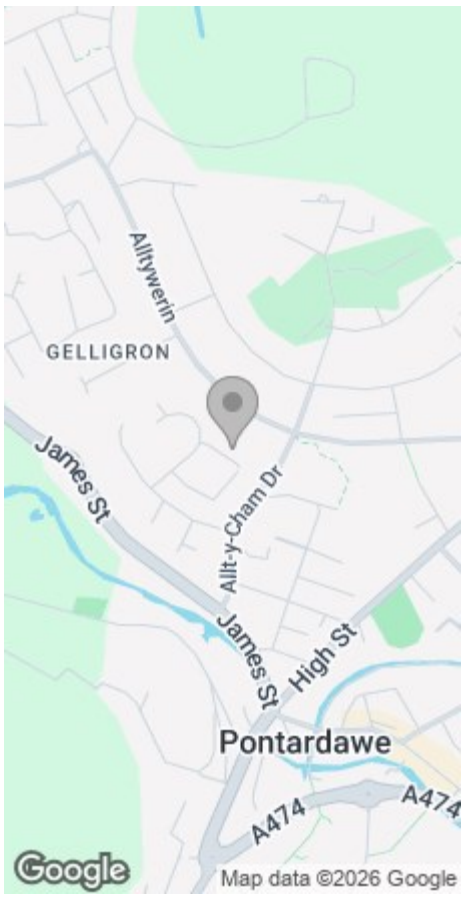
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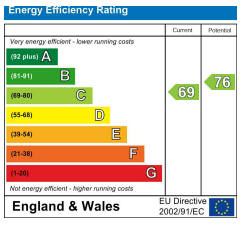
FLOOR PLAN



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.

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GENERAL INFORMATION

Situated in the popular residential area of Bryn Morgrug, Pontardawe, within Swansea, this three-bedroom semi-detached property represents an excellent auction opportunity for investors and developers.

The property offers well-proportioned accommodation and requires modernisation throughout, providing clear scope to refurbish and add value. Further benefits include a spacious reception room, an enclosed rear garden, driveway, and a garage, making it a strong prospect for resale or rental once improved.

Conveniently located close to local amenities, schools, and transport links, the property enjoys a desirable residential setting with consistent demand.

The property is offered for sale by auction and early inspection is advised to fully appreciate the potential on offer.







FULL DESCRIPTION

Entrance

Porch

Lounge
15'1 max x 14'10 (4.60m max x 4.52m)

Dining Room
10'6 x 7'7 (3.20m x 2.31m)

Kitchen
10'6 x 7'1 (3.20m x 2.16m)

First Floor

Landing

Shower Room

Bedroom One
13'0 x 8'8 (3.96m x 2.64m)

Bedroom Two
12'10 max x 7'9 max (3.91m max x 2.36m max)

Bedroom Three
6'11 max x 6'10 (2.11m max x 2.08m)

External



















Parking
Driveway and garage (27'0 max x 8'2).

Council Tax Band - C

EPC- C

Tenure
Leasehold: 99 year lease with 46 years remaining. 25/03/1973 - 25/03/2072.

N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Guidelines for Auction Buyers
As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:
1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.
2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.
3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £3,000, which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.
4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.
5. Fees: It's important to note that the buyer's premium of £3,000 (inclusive of VAT) applies even if the property sells before the auction event.
By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.