104 Pentrechwyth Road

Pentrechwyth, Swansea, SA1 7AA

Auction Guide £70,000

2 1 1 C

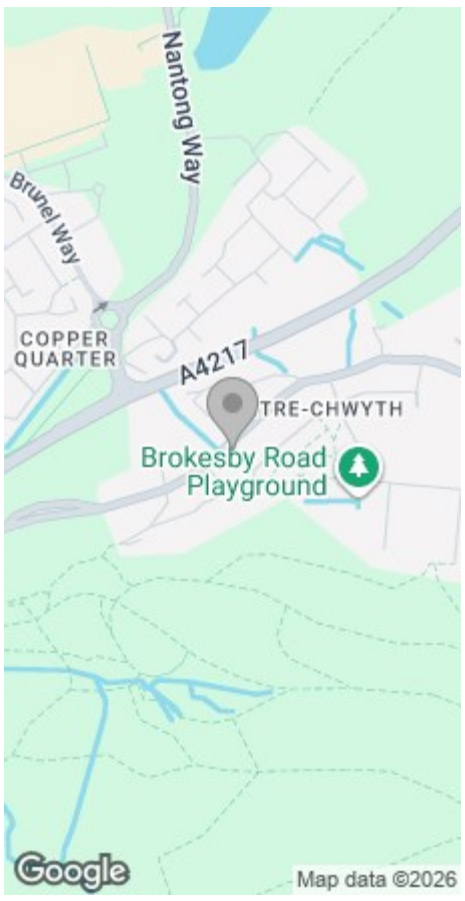


FLOOR PLAN

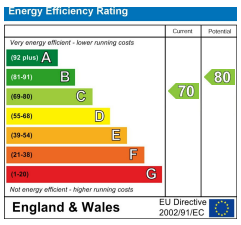


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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 mid-terrace property, ideally situated in the popular area of Pentrechwyth, Swansea, and offered with no onward chain.

The accommodation comprises an entrance hallway, lounge/dining room and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom fitted with a four-piece suite.

Externally, the property is approached via steps leading up to a front courtyard, while to the rear is an enclosed tiered garden, providing useful outdoor space.

The property is conveniently positioned for Morfa Retail Park, the Swansea.com Stadium and Swansea City Centre, with a range of local schools, shops and everyday amenities also close by. Excellent transport links provide easy access to surrounding areas.

Offering two bedrooms, a four-piece bathroom, enclosed rear garden and no onward chain, this property presents an excellent auction opportunity for first-time buyers, investors or those looking for a property to make their own.

Viewing is highly recommended to appreciate the accommodation, location and opportunity this property has to offer.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room
21'0" x 12'9" (6.41m x 3.89m)

Kitchen
12'10" x 8'2" (3.92m x 2.49m)

First Floor

Landing

Bedroom 1
13'1" x 10'4" (3.99m x 3.17m)

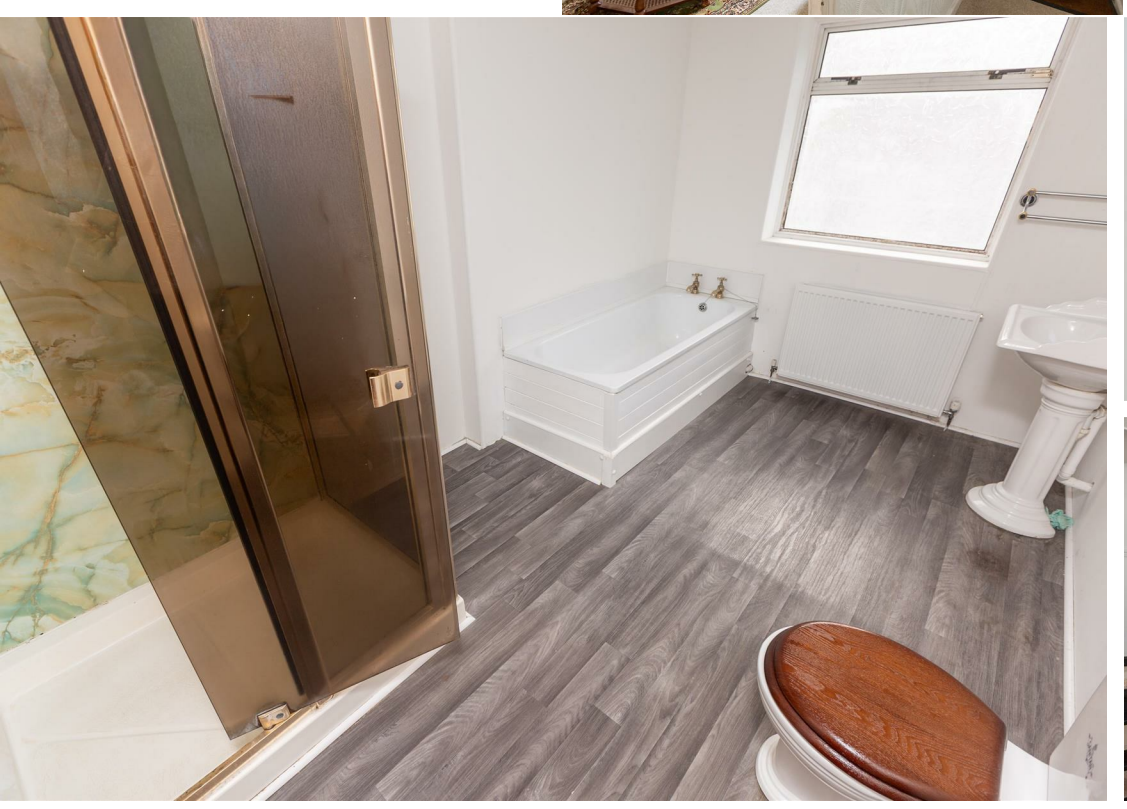
Bedroom 2
10'7" x 8'0" (3.24m x 2.46m)

Bathroom



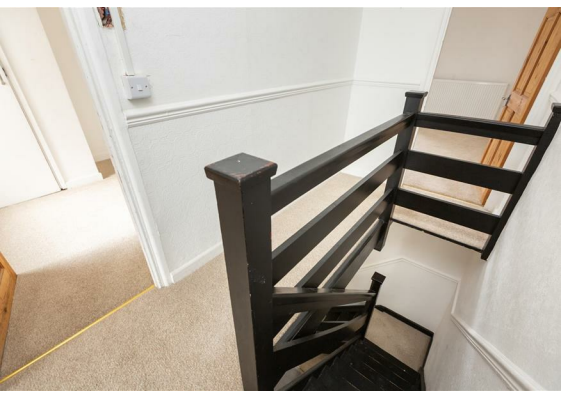
















External

Steps up to Courtyard

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - A

EPC-C

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 £3,000 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.