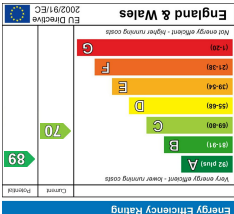
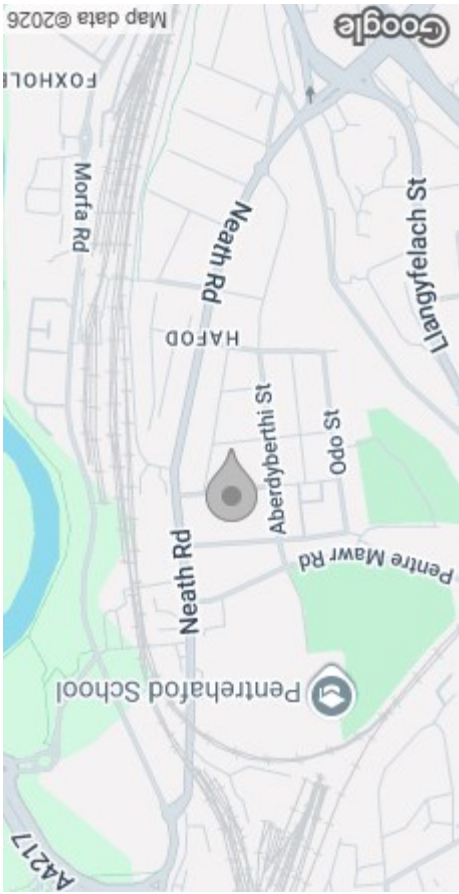


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the information contained herein, measurement of doors, windows, rooms and fixtures should only be used as a guide and no guarantee is made as to their accuracy. The accuracy of the information can be verified by any prospective purchaser. The accuracy of the information can be verified by any prospective purchaser. The accuracy of the information can be verified by any prospective purchaser.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated in the popular residential area of Hafod, Swansea, this traditional mid-terrace property is offered for sale by auction, presenting an excellent opportunity for first-time buyers, investors, or those looking for a property with scope to make their own.

The accommodation comprises an entrance porch, lounge/dining room, kitchen, inner hallway, and bathroom to the ground floor. To the first floor are two bedrooms and a separate shower room, offering practical accommodation for a variety of buyers.

Externally, the property benefits from a rear garden, providing valuable outdoor space.

Conveniently positioned close to local shops, schools, and everyday amenities, the property also enjoys excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

With its convenient location and versatile accommodation, this property represents an excellent auction opportunity with scope to create a comfortable home or add to an investment portfolio.

Early viewing is highly recommended to appreciate the accommodation, location, and potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Lounge/Dining Room
22'10" x 14'6" (6.97m x 4.43m)

Kitchen
12'0" x 6'9" (3.67m x 2.07m)

Inner Hallway

Bathroom

First Floor

Landing

Bedroom 1
14'6" x 10'8" (4.43m x 3.26m)



Bedroom 2
12'2" x 6'9" (3.71m x 2.07m)

Shower Room

External

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.

