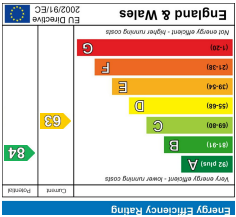
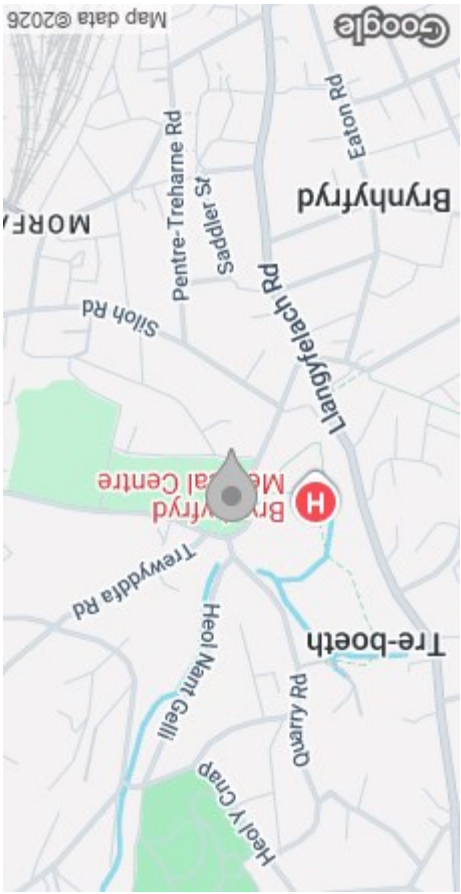


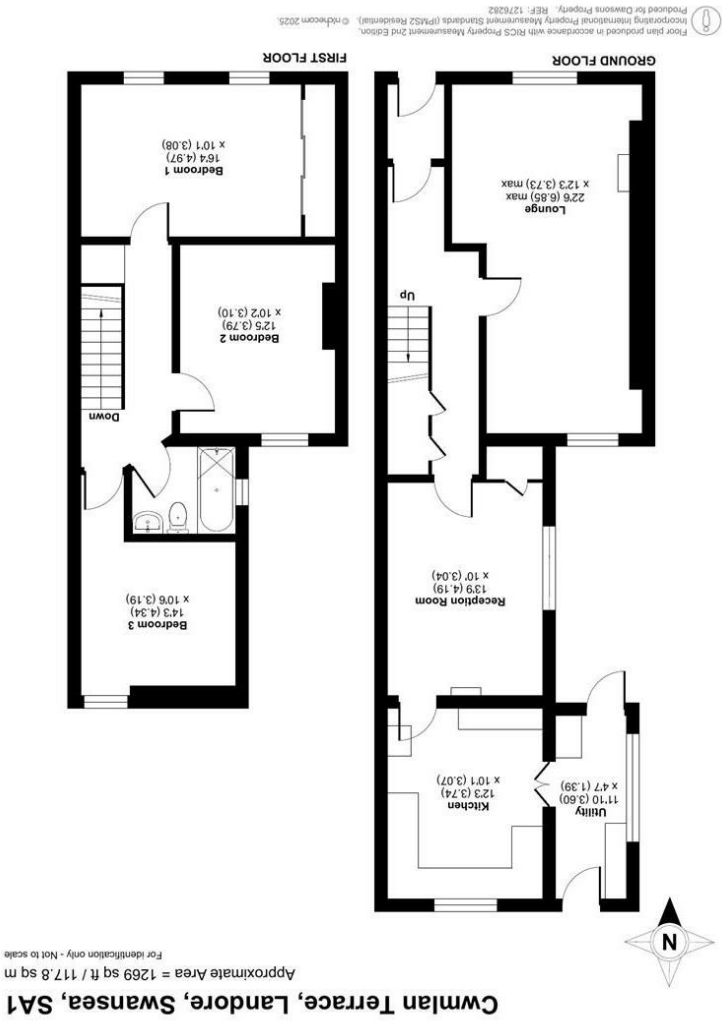
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated in the popular area of Landore, Swansea, this traditional mid-terrace property is offered for sale by auction, presenting an excellent opportunity for investors, developers, or buyers looking to create a home to their own specification.

The accommodation comprises an entrance porch, a lounge/dining room, a further reception room, fitted kitchen, and utility room to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front forecourt and an enclosed rear garden, providing useful outdoor space.

Requiring modernisation throughout, the property offers excellent scope to improve and add value. Conveniently located close to local shops, schools, and everyday amenities, it also enjoys excellent transport links to Swansea City Centre, the Swansea.com Stadium, and Morfa Retail Park.

A fantastic auction opportunity with great potential for refurbishment in a well-established and convenient location. Early viewing is highly recommended to appreciate the possibilities this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
22'5" (max) x 12'2" (max) (6.85m (max) x 3.73m (max))

Reception Room
13'8" x 9'11" (4.19m x 3.04m)

Kitchen
12'3" x 10'0" (3.74m x 3.07m)

Utility
11'9" x 4'6" (3.60m x 1.39m)

First Floor

Landing

Bedroom 1
16'3" x 10'1" (4.97m x 3.08m)



Bedroom 2
12'5" x 10'2" (3.79m x 3.10m)

Bedroom 3
14'2" x 10'5" (4.34m x 3.19m)

Bathroom

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

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.

