

# FOR SALE

HOUSE - TERRACED

57 Hafod Street, Hafod,  
Swansea, SA1 2HB



# £80,000



# 57 Hafod Street, Hafod, Swansea, SA1 2HB

Guide Price £80,000- £90,000 Offered for sale by Online Auction - Date TBC

Full auction pack is available on our website [www.astleys.net](http://www.astleys.net).

A three bedroom mid terrace house presents an excellent opportunity for families seeking a home to personalise. With no chain involved, you can move in and start making it your own right away.

The property comprises of an entrance porch that leads into the hallway. The ground floor features an open-plan lounge and dining room, perfect for family gatherings and entertaining guests. The kitchen/breakfast room is designed for convenience, and a shower room adds to the practicality of the space. Upstairs, you will find three bedrooms and the first floor also includes a bathroom, ensuring that all your needs are met. Additionally, the landing offers access to the attic, which features a window and presents potential for conversion, subject to planning permission. The outdoor area is has a paved rear garden that includes a block-built garden shed, ideal for storage or as a workshop. This property is conveniently located with excellent links to the City Centre, making it easy to enjoy all that Swansea has to offer. A short drive will take you to Morfa Retail Park, and the M4 motorway is also within easy reach, providing access to further afield. In summary, this three-bedroom terraced house on Hafod Street is a fantastic opportunity for those looking to create their ideal family home in a prime location.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front, door leading into the hallway.

#### Hall

Staircase to first floor, radiator, door leading into the lounge/dining room.



#### Dining Area

10'6" x 12'2" (3.19m x 3.70m)

Double glazed window to front, radiator, open plan to the lounge area.



#### Lounge

12'8" x 12'10" (3.87m x 3.90m)

The lounge, leading directly from the dining area and has an understairs storage cupboard. From here, a door lead to both the shower room and the kitchen/breakfast room, ensuring a natural flow throughout the ground floor.



#### Shower Room

Three piece suite comprising a shower cubicle, wash hand basin and WC.

# 57 Hafod Street, Hafod, Swansea, SA1 2HB



## Kitchen/Breakfast Room

17'2" x 12'10" (5.24m x 3.92m)

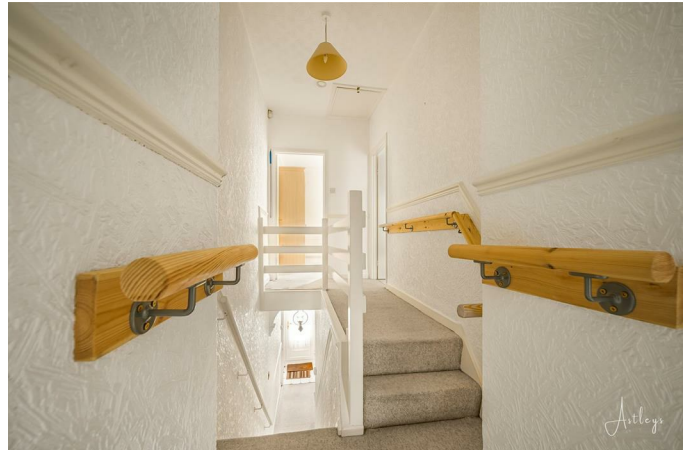
Fitted with a range of wall and base units with worktop space, incorporating a sink and drainer, tiled splash backs. Built-in oven and grill and a four ring gas hob, space for a fridge freezer, radiator. Double glazed window and door to rear leading to the garden.



## First Floor

### Landing

Access to loft with a pull down ladder.



### Bedroom 1

10'6" x 14'5" (3.19m x 4.39m)

Double glazed window to front, feature fireplace, storage cupboard, radiator.



### Bedroom 2

11'5" x 8'8" (3.48m x 2.65m)

Double glazed window to rear, feature fireplace, cupboard housing the boiler.



### Bedroom 3

14'1" x 8'4" (4.29m x 2.53m)

Double glazed window to rear, radiator.



# 57 Hafod Street, Hafod, Swansea, SA1 2HB



## Bathroom

Three piece suite comprising a bath, wash hand basin and WC. Frosted double glazed window to side.



## Attic Room



## External

The rear of the property features a paved garden, offering a low-maintenance outdoor space. A block-built garden shed provides excellent additional storage or could be used as a workshop.



## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter?

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 9 Mbps Superfast 109 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

## Auction Fees

Auction fees: The sale of each lot is subject to a buyer's premium of 1.5% of the purchase price (subject to a minimum of £500.00) including VAT unless otherwise stated. in addition to the sale price

# 57 Hafod Street, Hafod, Swansea, SA1 2HB

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

The holding fee includes the buyers premium. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property be sold prior to auction the buyers premium is still payable.

Additional costs: The purchase of the property may be subject to (but are not limited to), VAT (if applicable), reimbursement of the seller's search fees, reimbursement of seller's legal and/or sales costs, stamp duty/land transaction tax (LTT). Please check the accompanying legal pack for further details.

## Auction Notes for Buyers

### 1. Due Diligence

Prospective bidders are strongly advised to carry out thorough due diligence before bidding. This includes obtaining and reviewing the legal pack, which is available upon request from Astleys. The legal pack contains important information such as the legal title, any existing tenancies, planning permissions, property condition, and any restrictions or obligations associated with the property. Bidders are responsible for satisfying themselves with regard to all aspects of the property before placing a bid.

### 2. Legal Advice

It is recommended that you seek independent legal advice before participating in the auction. A solicitor can help clarify any uncertainties regarding the property or the terms of the auction.

### 3. Contractual Obligations

If you are the successful bidder, you will be legally bound to exchange contracts immediately upon the fall of the auctioneer's gavel. You will be required to pay:

A deposit of [10]% of the purchase price.

A buyer's premium of 1.2% of the purchase Price inclusive of VAT Subject to a minimum fee of £500.00 Plus Vat)

These payments must be made on the auction day by [bank transfer, debit card, or as specified by the auction house]. Failure to provide these payments may result in the loss of the property and legal action.

### 4. Completion Terms

Completion must take place within 28 days of the auction date unless otherwise stated in the contract. It is essential that bidders have their finances in place and approved before bidding to meet this deadline.

### 5. Fees and Costs

In addition to the buyer's premium of £[insert amount] (including VAT), other costs may apply, including but not limited to:

Legal fees including searches

Stamp Duty Land Tax (SDLT)

Any outstanding service charges or ground rent

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

The holding fee includes the buyers premium. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property be sold prior to auction the buyers premium is still payable.

Details of applicable fees and charges are provided in the legal pack.

### 6. Pre-Auction Sales

The property may be sold before the auction date. If a sale occurs before the auction, the buyer's premium of £[insert amount] (inclusive of VAT) will still be payable unless otherwise agreed.

### 7. Special Conditions

Additional special conditions may apply, which are detailed in the legal pack. Bidders are advised to review all special conditions carefully before bidding.

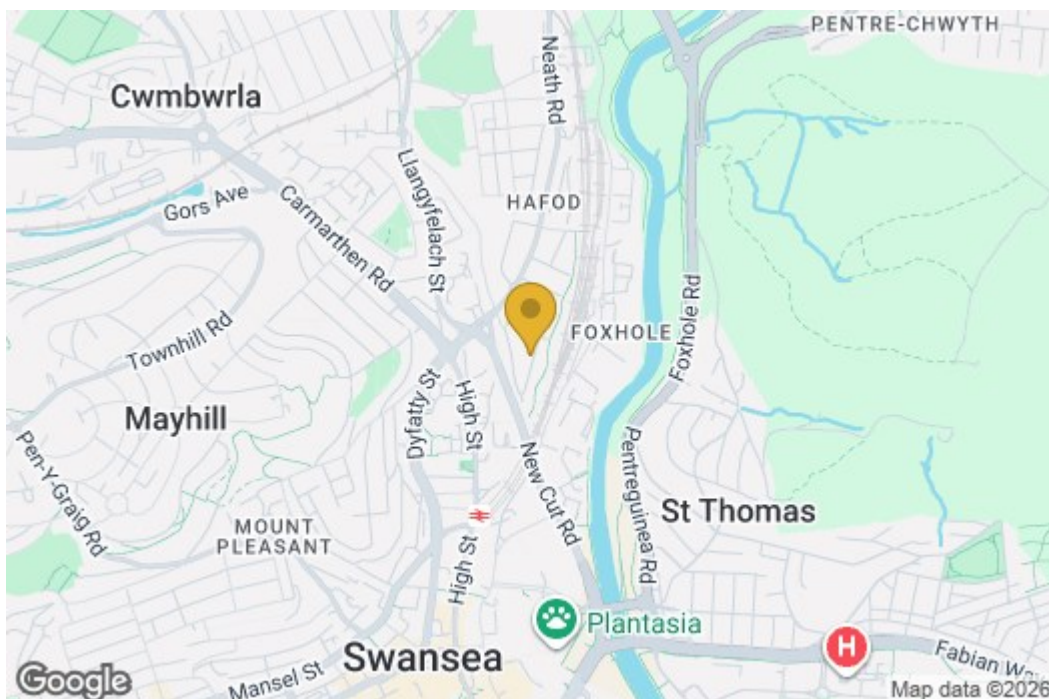
### 8. Guide Prices

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

## Floor Plan



## Area Map



## Energy Efficiency Graph

