

19 Approach Road, Manselton, Swansea, SA5 8PD

Guide Price £70,000

Guide price of £70,000 - £80,000 Offered for sale by Online Auction bidding starts 17th October 2023 12pm and ends 18th October 12pm.

Full auction pack is available on our website www.astleys.net.

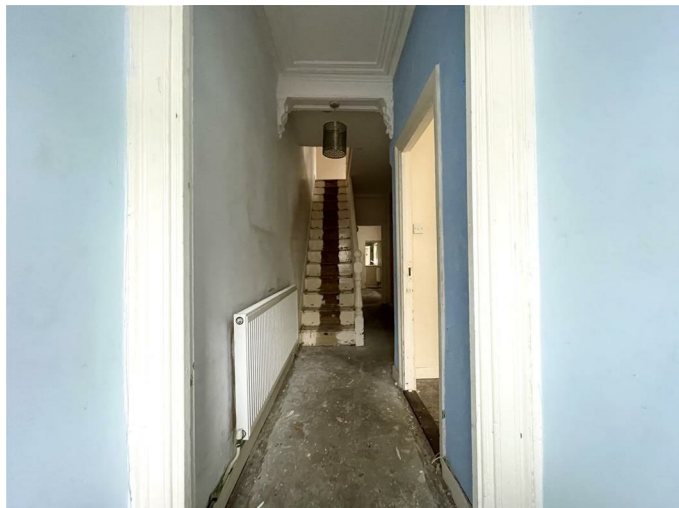
A three bedroom middle terrace property situated in the popular area of Manselton. Ideally located closed to local schools, shops and amenities with great transport links to Swansea City Centre, Morfa retail parc, Swansea.com stadium and the M4.

The accommodation comprises to the ground floor a porch, hall, living room, sitting room, dining room, kitchen, bathroom and WC. To the first floor you will find three bedrooms. Externally to the front of the property there is a courtyard. To the rear of the property there is an enclosed courtyard and garage.

The Accommodation Comprises

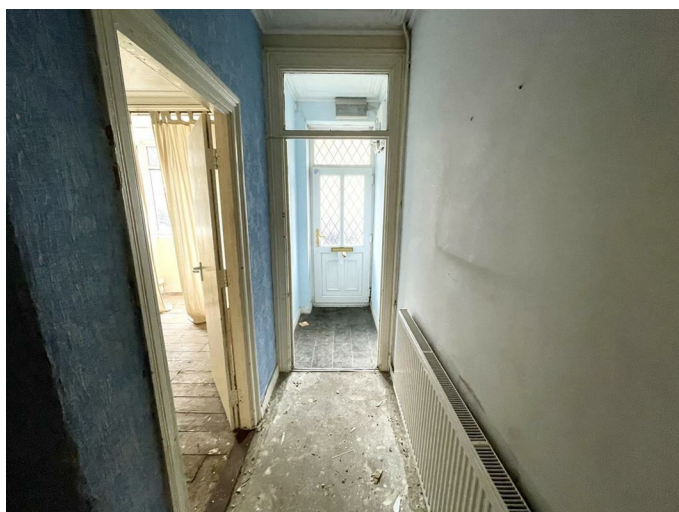
Ground Floor

Porch



Entered via front door.

Hall



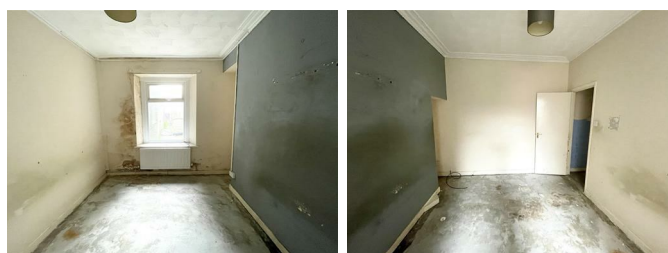
Staircase leading to the first floor, radiator.

Living Room 10'2" x 11'6" (3.11m x 3.50m)



Double glazed box window to front, radiator.

Sitting Room 12'4" x 9'1" (3.75m x 2.78m)



Double glazed window to rear, radiator.

Dining Room 14'6" x 8'10" (4.41m x 2.70m)



Double glazed window to side, radiator.

Kitchen 11'8" x 8'10" (3.55m x 2.70m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl sink unit, space for fridge/freezer, radiator.

Bathroom



Fitted three piece suite comprising bath, wash hand basin and WC. Frosted double glazed window to rear, tiled walls and floor, radiator.

WC

Frosted double glazed window to rear, WC, tiled flooring, radiator.

First Floor

Landing

Double glazed window to side.

Bedroom 1 10'3" x 15'3" (3.12m x 4.66m)



Two double glazed windows to front, radiator.

Bedroom 2 12'6" x 9'2" (3.82m x 2.80m)



Double glazed window to rear, radiator.

Bedroom 3 12'6" x 8'10" (3.81m x 2.70m)



Double glazed window to side, storage cupboard, radiator.

External

To the front of the property there is a courtyard.

Rear Garden



To the rear of the property there is an enclosed courtyard and garage.

Tenure

Freehold

Council Tax – C (2022/2023 - £1,584 (Min)

Auction Fees

Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. In addition to the sale price plus search fees

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.

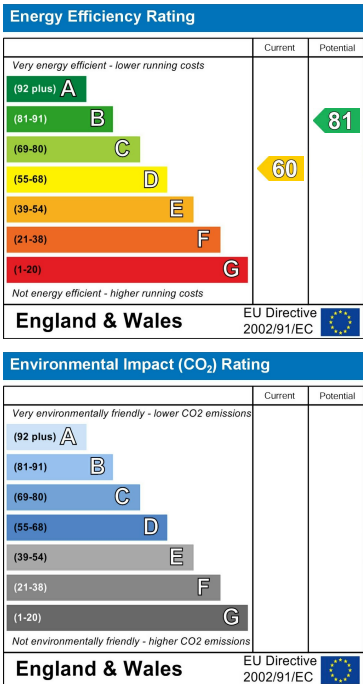
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation 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.