



40 Seaview Terrace, Swansea, SA1 6FF

Auction Guide £60,000

Guide Price £60,000 - £65,000 - Offered for sale by Online Auction 21st April 2023. Full auction pack is available on our website www.astleys.net

A two bedroom property with sea and city views offered for sale with no onward chain. The property is conveniently located close to local schools, amenities and has great transport links to Swansea City Centre, Swansea Train Station, Swansea University, Singleton Hospital and Mumbles.

The accommodation comprises to the ground floor a porch, hall with staircase leading to the first floor, living room, dining room and kitchen with door leading to rear garden. To the first floor you will find two bedrooms, dressing area and a shower room. Externally to the front of the property there is a small court yard with steps leading to the front door. To the rear of the property there are steps leading to an enclosed garden.

Ideal investment opportunity.

The Accommodation Comprises

Ground Floor

Porch

Entered via front door, fitted carpet.

Hall



Staircase leading to first floor, fitted carpet, radiator.

Living Room 10'7" x 11'11" (3.23m x 3.63m)



Double glazed box window to front, sliding doors leading to dining room, fitted carpet, radiator.

Dining Room 10'2" x 11'11" (3.11m x 3.63m)



Double glazed window to rear, wall mounted gas fire, storage space under the stairs, fitted carpet, radiator.

Kitchen 11'11" x 8'8" (3.63m x 2.63m)



Fitted with a range of wall and base units with worktop over, stainless steel sink unit, plumbing for washing machine, space for cooker. Double glazed window to side, tiled flooring, radiator.

First Floor

Landing

Fitted carpet.

Bedroom 1 10'10" x 15'2" (3.29m x 4.63m)



Two double glazed windows to front, fitted carpet, radiator.

Bedroom 2 10'11" x 9'7" (3.32m x 2.92m)



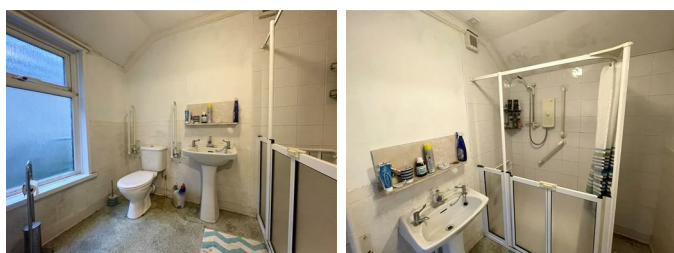
Double glazed window to rear, storage cupboard, fitted carpet, radiator.

Dressing Area 5'7" x 8'8" (1.71m x 2.63m)



Storage cupboard, fitted carpet.

Shower Room



Fitted three piece suite comprising of a shower enclosure, wash hand basin and WC. Double glazed window to side, part tiled walls, vinyl flooring, radiator.

External

To the front of the property there is a small court yard with steps leading to the front door.

Rear Garden

To the rear of the property there are steps leading to an enclosed garden.

Tenure

Freehold

Council Tax - B (2022/2023 - £1386.34 MIN)

Auction Fees

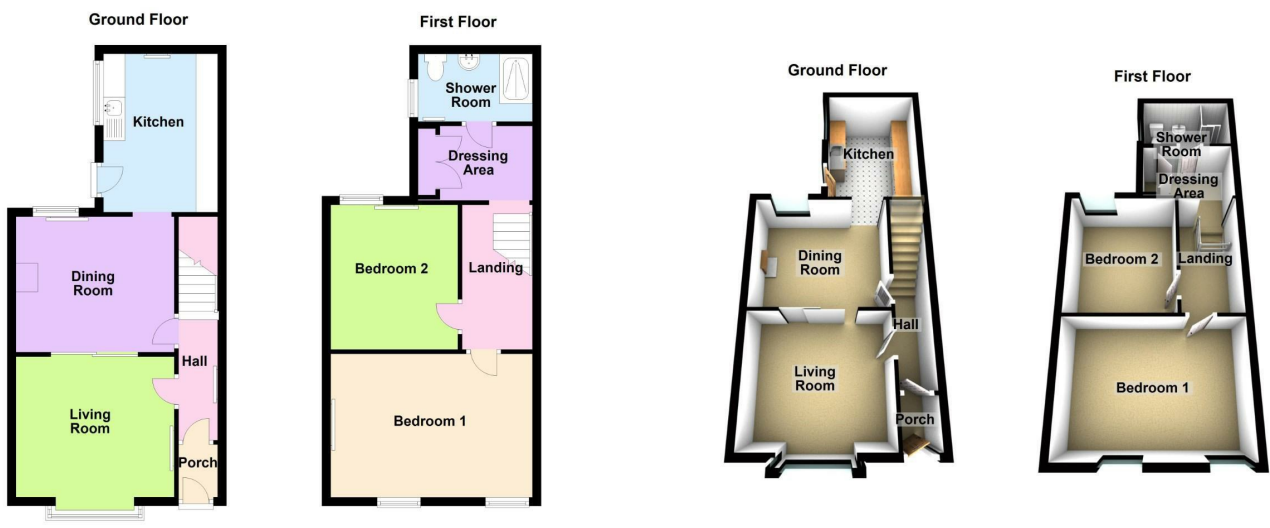
Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. in addition to the sale price

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.

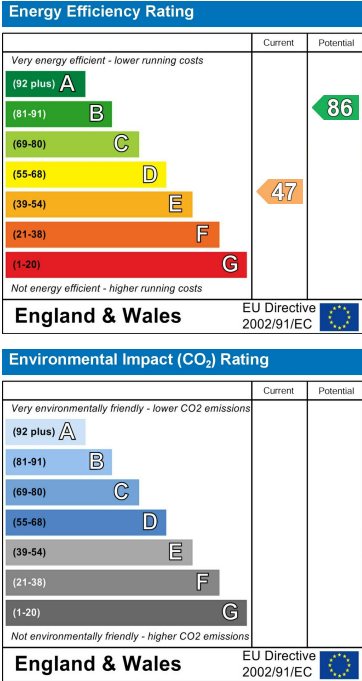
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.