



## 16 Oaklands Terrace, Swansea, SA1 6JJ

**£120,000**

Guide Price £120,000 - £130,000 Offered for sale by Online Auction on Thursday September 4th - Friday September 5th 2025  
Full auction pack is available on our website [www.astleys.net](http://www.astleys.net).

Oaklands Terrace, Swansea is a terraced house presents an excellent opportunity for investors.

The accommodation is arranged over three floors. Upon entering, you are greeted by an entrance porch that leads into the hallway. The ground floor boasts a generous living room, dining room, kitchen/dining room, alongside a convenient shower room. Ascending to the first floor, you will discover two well proportioned bedrooms a second kitchen, bathroom and a utility area, providing ample space for potential rental opportunities. The second floor features an additional two bedrooms, enhancing the versatility. Location is key, and this property does not disappoint. It is ideally situated for easy access to Swansea University, Singleton Hospital and the vibrant City Centre. The nearby Uplands area offers a delightful selection of restaurants, bars, and coffee shops, ensuring that you are never far from leisure and entertainment. This property is a fantastic investment opportunity, combining a prime location if you are looking to expand your property portfolio.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Door to hallway.

#### Hallway

Parquet flooring, coving to ceiling, staircase leading to first floor.

#### Living Room 12'2" x 15'1" (3.71m x 4.60m)



Double glazed bay window to front, fireplace, parquet flooring, coving to ceiling, radiator.

#### Dining Area 15'1" x 12'8" (4.60m x 3.86m)



Parquet flooring, coving to ceiling, door to garden, radiator.

#### Hall

Radiator.

#### Ground Floor Kitchen 14'9" x 10'10" (4.49m x 3.31m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, built-in electric oven and four ring gas hob, double glazed window to side, radiator.

#### Hall

#### Shower Room

Fitted with three piece suite comprising a shower, wash hand basin and WC. Storage cupboard, radiator, frosted double glazed window to side.

#### First Floor

#### Landing

Staircase leading to second floor.

#### Bedroom 1 12'3" x 18'0" (3.73m x 5.48m)



Two double glazed windows to front, fireplace, coving to ceiling, two radiators.

### Bedroom 3 12'2" x 12'7" (3.71m x 3.84m)



Bay window to rear, decorative fireplace, radiator.

### First Floor Kitchen 14'9" x 10'10" (4.49m x 3.31m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, built-in electric oven and four ring gas hob, window to side, boiler cupboard, radiator.

### Hall

### Bathroom

Fitted with three piece suite comprising a bath, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to side.

### Utility Area 4'8" x 10'6" (1.43m x 3.20m)

Windows to rear and side, door to rear.

### Second floor

### Landing

Window to rear, access to loft.

### Bedroom 2 12'8" x 19'5" (3.87m x 5.92m)



Double glazed window to front, fireplace, radiator.

### Bedroom 4 13'2" x 12'7" (4.01m x 3.84m)

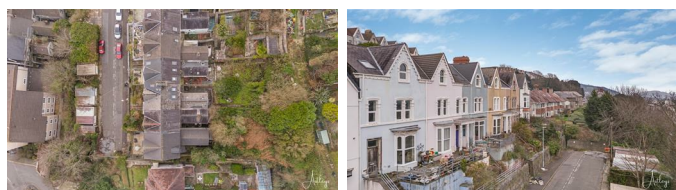


Window to rear, fireplace, radiator.

### External

The rear garden is terraced requires cultivation.

### Aerial Images





### Agents note

Tenure - Freehold

Council Tax Band - C

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 209 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

### 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.

### Agents Note

#### 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

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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.

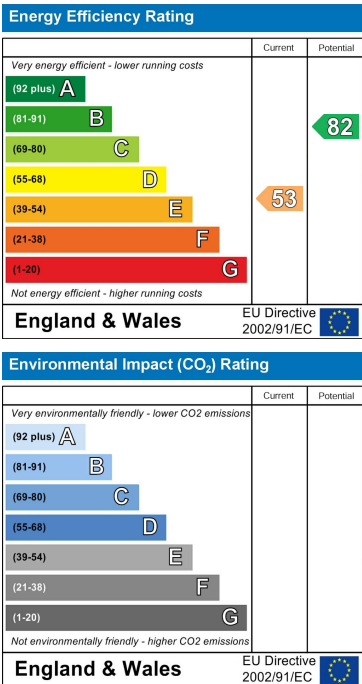
Floor Plan



Area Map



Energy Efficiency Graph



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.