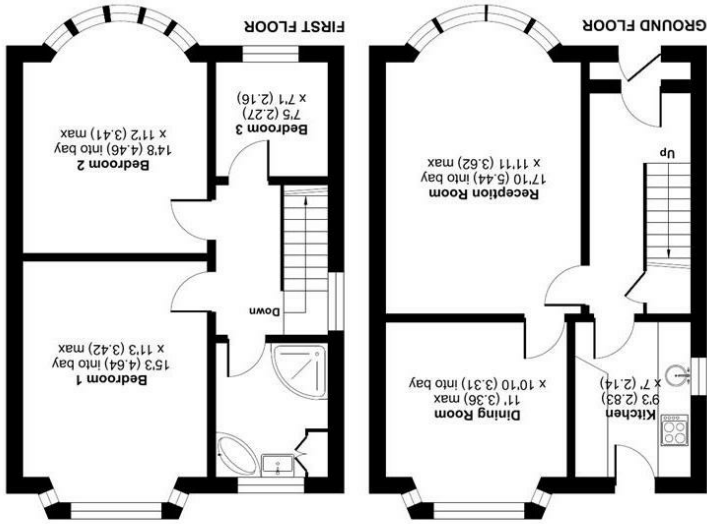


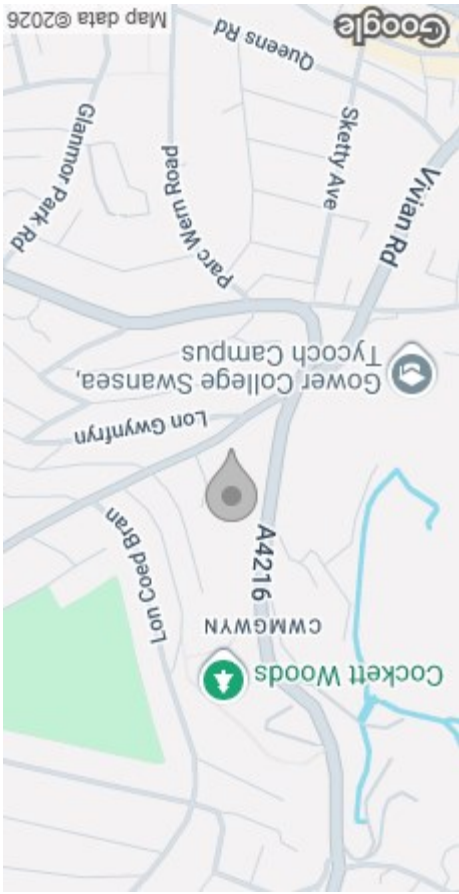
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © Redwood 2025. Produced for Dawson's Property, REF: 1377157



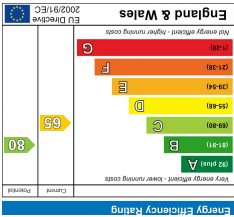
Townhill Road, Swansea, SA2
Approximate Area = 990 sq ft / 92 sq m
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

A three-bedroom semi-detached property located in the popular area of Cockett. The home is in need of renovation, offering an excellent opportunity for investors or buyers looking to add value. Situated close to local amenities, schools, and transport links, this property has great potential to become a lovely family home or a rewarding investment project. Early viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Reception Room
17'10" (into bay) x 11'10" (max)
(5.44m (into bay) x 3.62m (max))

Dining Room
11'0" (max) x 10'10" (into bay)
(3.36m (max) x 3.31m (into bay))

Kitchen
9'3" x 7'0" (2.83m x 2.14m)

First Floor

Bedroom 1
15'2" (into bay) x 11'2" (max)
(4.64m (into bay) x 3.42m (max))

Bedroom 2
14'7" (into bay) x 11'2" (max)
(4.46m (into bay) x 3.41m (max))



Bedroom 3
7'5" x 7'1" (2.27m x 2.16m)

External

Off Road Parking

Garden to Rear

Council Tax Band - D

Tenure - Freehold

EPC - D

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Guidelines For Auction Buyers

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.

