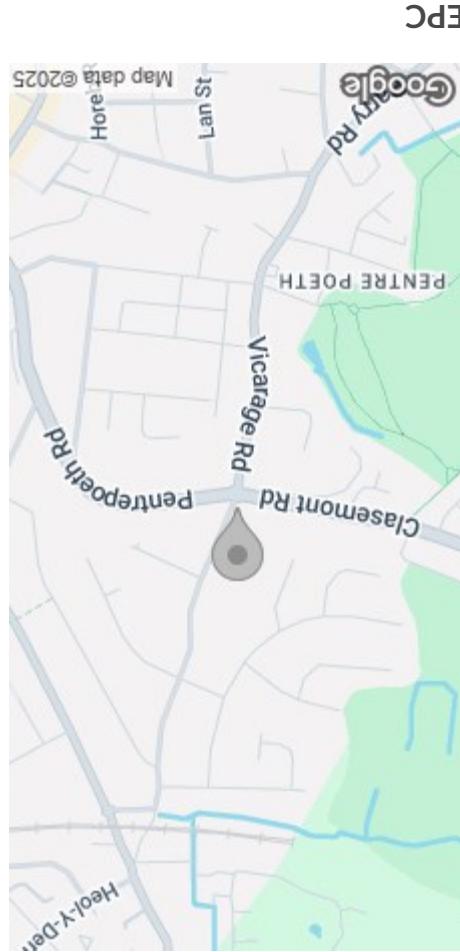


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Vicarage Road, Morriston, Swansea, SA6

FLOOR PLAN



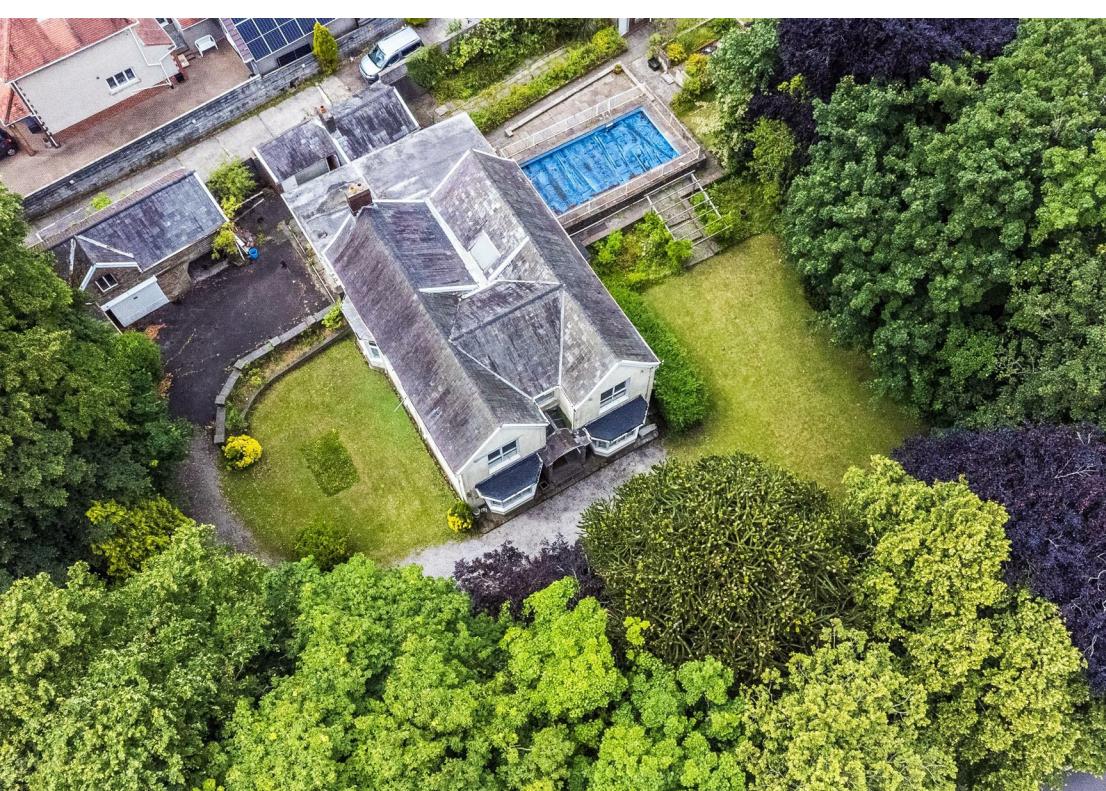
GENERAL INFORMATION

Dawsons are delighted to present to auction this impressive six-bedroom detached property, perfectly positioned in the heart of Morriston. Offering excellent potential for renovation, this spacious home is ideal for those looking to create a large family residence or investment opportunity.

The property boasts three reception rooms, two outbuildings, gardens to the front and rear, a driveway for off-road parking, and a swimming pool. While in need of modernisation, it offers a fantastic canvas with generous proportions throughout.

Located close to local amenities, schools, and excellent transport links, this property combines convenience with outstanding potential.

Viewing is highly recommended to appreciate the scale and opportunity on offer.



Bedroom 6
10'11" (max) x 11'3" (max) (3.35m (max) x 3.43m (max))

Bathroom

External

Outbuilding 1

Ground Floor

Room 1
25'4" (max) x 19'7" (max) (7.74m (max) x 5.97m (max))

Room 2
15'10" 12'0" (4.83m 3.66m)

First Floor

Room 1
25'2" x 18'6" (7.69m x 5.66m)

Room 2
18'6" x 9'3" (5.66m x 2.84m)

Outbuilding 2

Room 1
13'1" x 12'0" (4.01m x 3.67m)

WC

Room 2
8'7" x 5'6" (2.62m x 1.70m)

Driveway and Garages

Gardens and Swimming Pool

N.B

Pre - Planning Agreed for a single storey dwelling. Please visit www.swansea.gov.uk Application No: 2025/0072/PRE

Services

Tenure - Freehold

Council Tax Band - H

Tenure - Freehold Council Tax Band - H EPC - TBC

Mains Gas & Electric Mains Sewerage Water Metered

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Key Auction Guidelines for Bidders

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.

