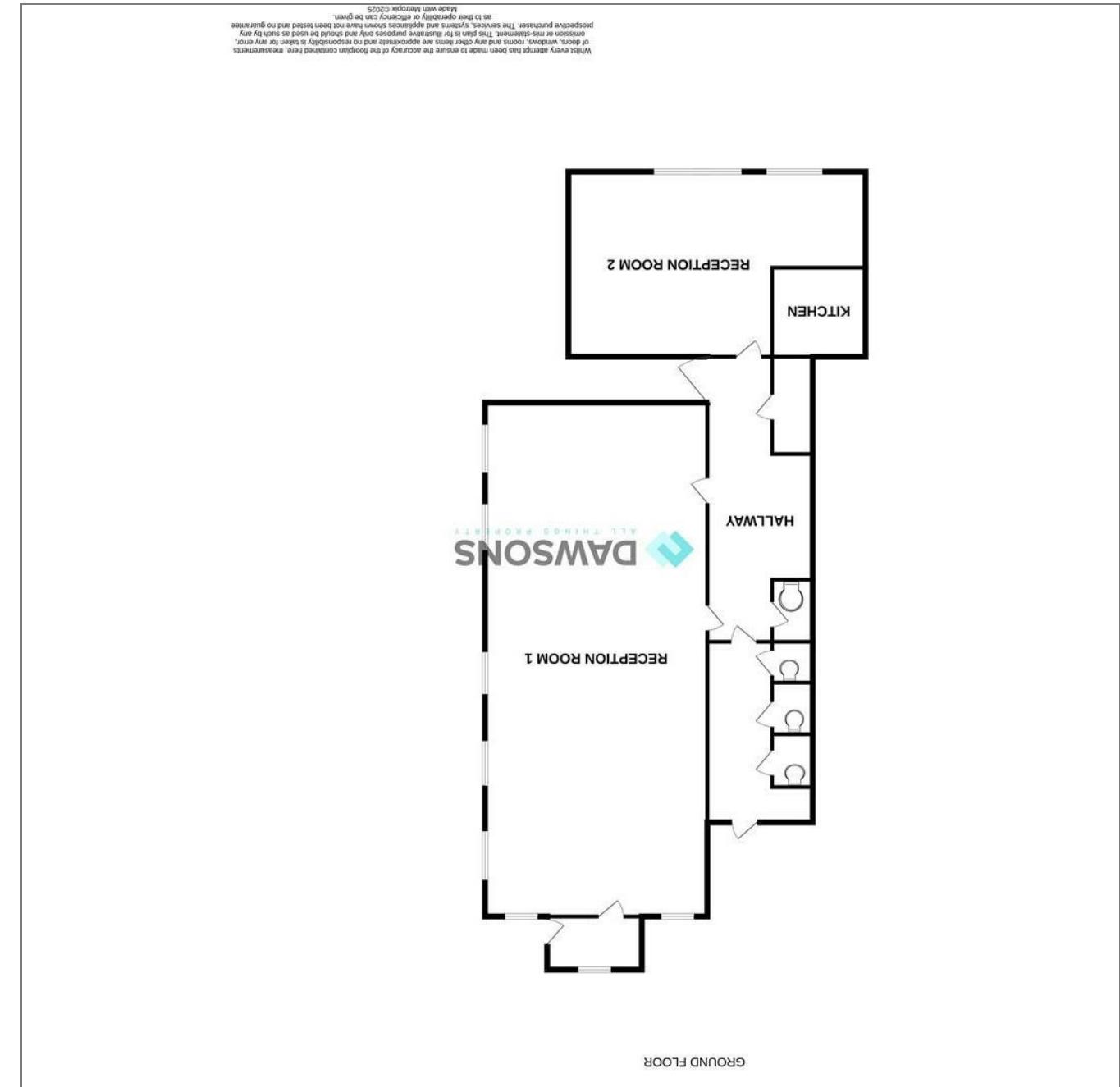


NOTES



The Chapel 682, Llangyfelach Road

Treboeth, Swansea SA5 9EN

Auction Guide £100,000





Architectural Impression

SUMMARY

AUCTION REGISTRATION IS NOW OPEN

THE BIDDING WILL OPEN ON THE 11TH OF JUNE 2025 AT 11AM AND WILL CLOSE ON THE 11TH OF JUNE 2025 AT 12PM.

This unique former chapel in Treboeth offers an excellent investment opportunity. Requiring full refurbishment throughout, it's perfect for those looking for a project with serious potential. The property features two spacious reception rooms and four W.C.s, offering flexible layout options. To the rear, there is a lovely, generously sized garden. There is plenty of character and scope in this property, this is a rare chance to transform a distinctive property in a desirable location. If you're looking for a property that needs work, this is the perfect opportunity for you. Planning permission has already been granted for the conversion of the chapel hall into a personal training studio and residential dwelling.

To fully appreciate the potential, a viewing is highly advised.

Ground Floor

Reception Room 1

58'8" x 19'8"

Reception Room 2

26'6" (max) x 18'8" (max)

Kitchen

7'6" x 9'2"

External

Garden to the Rear

Granted Planning Permission

Planning permission has already been granted for the conversion of the chapel hall into a personal training studio and residential dwelling.

Front forecourt

EPC - D

Council Tax Band - G

Tenure - Freehold

N.B

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

Further Information

As a prospective bidder, it's crucial to understand and adhere to the following key points

regarding the auction process:

1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.
2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.
3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £2,760, which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.
4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.
5. Fees: It's important to note that the buyer's premium of £2,760 (inclusive of VAT) applies even if the property sells before the auction event. By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.

