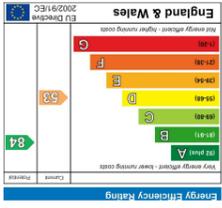
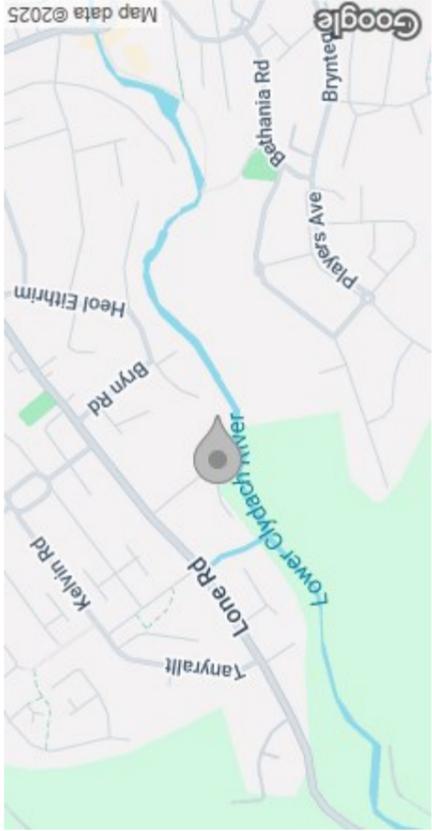


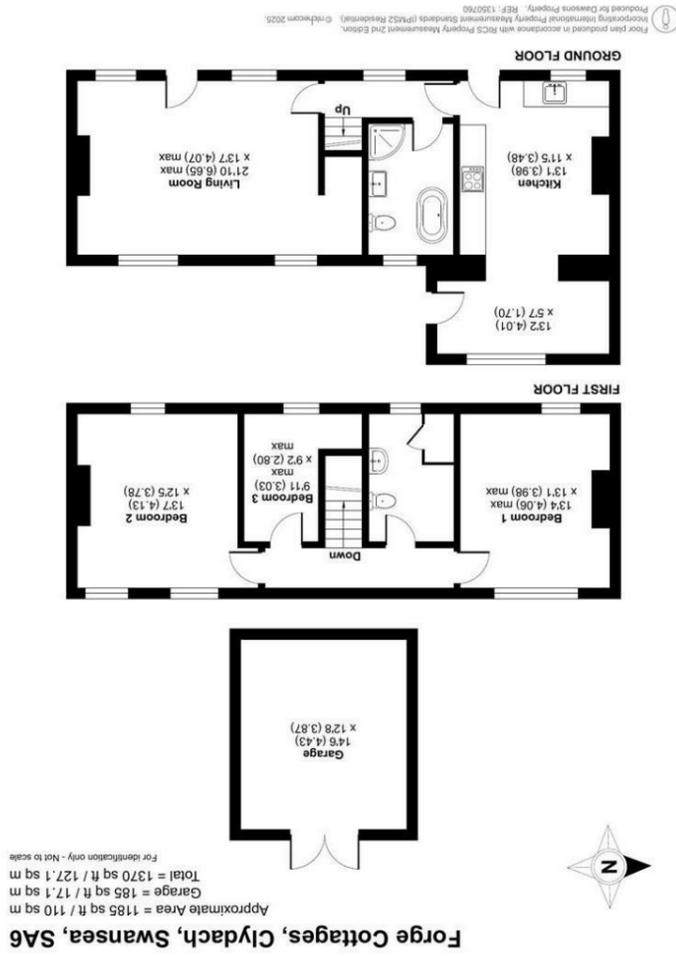
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



**5 Forge Cottages**  
 Clydach, Swansea, SA6 5HZ  
**Auction Guide £125,000**



## GENERAL INFORMATION

A charming 3-bedroom cottage in Clydach that strikes a balance between warmth, space, and location. With welcoming reception areas, and close proximity to amenities, it's an ideal choice for families or investors looking for a comfortable, well-located home with scope to tailor to personal taste.

Early viewing is highly recommended.

## FULL DESCRIPTION

### Ground Floor

#### Living Room

21'9" (max) x 13'4" (max) (6.65m (max) x 4.07m (max))

#### Kitchen

13'0" x 11'5" (3.98m x 3.48m)

### First Floor

#### Bedroom 1

13'3" (max) x 13'0" (max) (4.06m (max) x 3.98m (max))

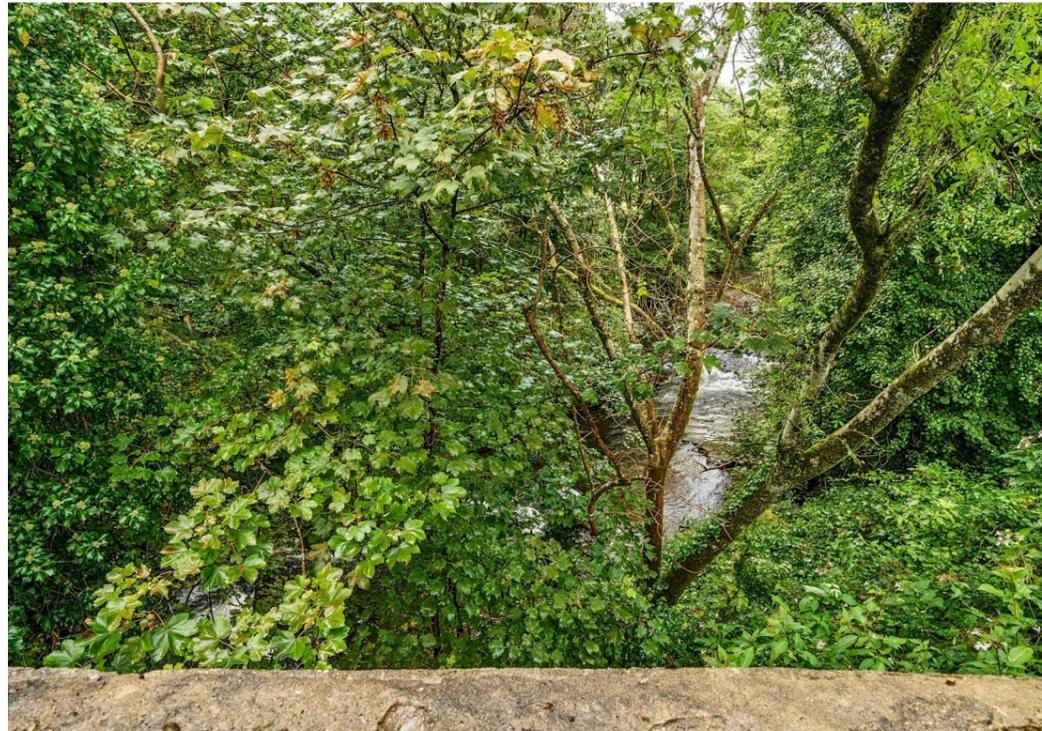
#### Bedroom 2

13'6" x 12'4" (4.13m x 3.78m)

#### Bedroom 3

9'11" (max) x 32'1" (max) (3.03m (max) x 9.80m (max))

### External



**Garage**  
14'6" x 12'8" (4.43m x 3.87m)

**Garden to Front**

**Council Tax Band - C**

**Tenure - Freehold**

**EPC - E**

**N.B**

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

### Key Auction Guidelines For 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.

